



HEDDERMAN ENGINEERING, INC.

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MECHANICAL REPORT

2121 Bolsover St
Houston, TX 77005



Inspector

Scott Gillis

TREC#22819

281-355-9911

office@hedderman.com



PROPERTY INSPECTION REPORT FORM

Gina Liuzza

Name of Client

2121 Bolsover St, Houston, TX 77005

Address of Inspected Property

Scott Gillis

Name of Inspector

Name of Sponsor (if applicable)

11/12/2024 9:00 am

Date of Inspection

TREC#22819

TREC License #

TREC License #

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted.

It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Hedderman Engineering, INC.:

>It is the purpose of this report to give our client my educated and experienced opinion of the condition and function of the stated property as visually inspected by Hedderman Engineering, Inc. The inspection performed on this property is of a general nature and includes the following systems: electrical, mechanical, and plumbing. This does not include any specialized inspections and/or inspections of any hazardous materials (such as done in environmental inspections) or any of the following; structural systems, mold, audio/visual components, lighting control systems, hazardous materials and gases, rated walls, lead paint, destructive insects or pest, security items, water or air treatment systems, etc. This inspection is limited to those components which were visible and readily accessible at the time of the inspection, without disassembling or removal of any portion of the structure, mechanical equipment, plumbing equipment, or electrical wiring and equipment is beyond the scope of this inspection. It is noted that this report contains the opinions of this inspector of the stated property as it appeared on the day of the inspection and is in no way a warranty of any component in the days and future following the inspection. All mechanical components are judged on the basis of age, condition, and the function of those items as they appeared on the day of the inspection and are not guaranteed to continue functioning in that manner in the future. It is recommended that the our client purchase a home warranty policy to protect oneself from both unexpected and anticipated problems that may occur in the future.

>It is noted that Hedderman Engineering Inc. is not responsible for any problems found in the house during or after components are opened up, disassembled, uncovered, made visible, or made accessible by another entity after the inspection is completed.

>If a builder or service contractor examines an area of question and comes to the conclusion that there is no repair needed, have them present to you in writing that the item is in compliance with a prevailing code and is functioning properly, and not in need of repair.

>It is the intent of this inspector to work in compliance with the Standards Of Practice For Real Estate Inspectors. It is not required of this company to exceed these standards. You may obtain a copy of the document referred to above by contacting the Texas Real Estate Commission. It is also noted that this inspection is not a "code inspection", but rather an inspection of the condition and function of the stated property.

>Although this report may include observations of some building code violations, total compliance with mechanical, plumbing, electrical codes, specifications, and/or legal requirements are specifically excluded. We do not perform "code" inspections, and since building codes change every few years, our inspections are not performed with the intention of bringing every item in the

property into compliance with current code requirements. Rather, the standard of our inspections is a **performance standard** to determine if the items inspected are functioning at the time of the inspection, or are in need of repair. This is particularly applicable to Home Warranty policies, where the standards of the Home Warranty service company are often different than our stated performance standard for judging whether a piece of equipment is functional or in need of repair. If you intend to rely on a Home Warranty policy, then it is recommended that you contact the appropriate service companies for a more in-depth analysis of what may be required to meet their standards should a claim be made against the policy.

>If there are any questions or concerns please contact Hedderman Engineering, Inc. at 281-355-9911 or Office@HeddermanEngineering.com.

I. STRUCTURAL SYSTEMS

 A. Foundation*Comments:* **B. Grading and Drainage***Comments:* **C. Roof Covering Materials***Comments:* **D. Roof Structures & Attics***Comments:* **E. Walls (Interior and Exterior)***Comments:* **F. Ceilings and Floors***Comments:* **G. Doors (Interior and Exterior)***Comments:* **H. Windows***Comments:* **I. Stairways (Interior and Exterior)***Comments:* **J. Fireplaces and Chimneys***Comments:* **K. Porches, Balconies, Decks and Carports***Comments:*

The structural portions of this property were inspected by an engineer from Hedderman Engineering Inc. per the inspection agreement between this firm and our client. All comments regarding the structure and property grade are found in the structure report that is created and provided by the engineers at Hedderman Engineering Inc.

According to HAR, the house was built in 1932.

Orientation - House Facing North:

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

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

I	NI	NP	D
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II. ELECTRICAL SYSTEMS

- A. Service Entrance and Panels**

Comments:

Electrical System Description:

The electrical service is provided by a 120/240 volt, single-phase, 200-ampere underground service to an electric meter located at the west side of the house.

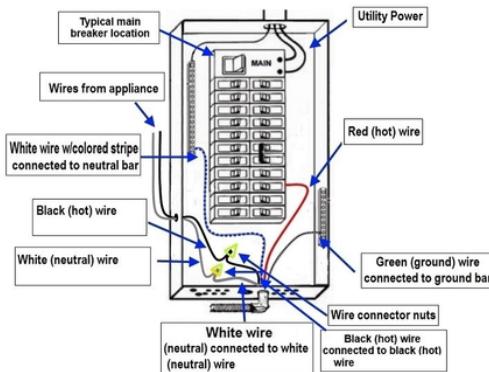
Electrical Wiring Information

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

Breaker Panel Information

<u>Location</u>	<u>Manufacturer</u>	<u>Rating - Amps</u>
1. West Side		225-amperes
2. West Side	Square D	125-amperes
3. Garage Utility Room	Square D General Electric	125-amperes

Circuit Breaker Wiring Diagram



I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D*****Breaker Panel Equipment - Acceptable:***

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

Breakers - Routine Check:

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

AFCI Breakers - One installed:

One or more of the Arc Fault Circuit Interrupter (AFCI) breakers were installed in the breaker panel(s), and the AFCI breakers were protecting some of the 120-volt circuits in the structure. An AFCI breaker is intended to turn off the power to a 120-volt circuit should an electrical arc be detected in the circuit. In 2002 AFCI breakers began to be phased into the building codes, starting with the bedroom areas. Currently, AFCI breakers are required to be present for the 120-volt circuits throughout the house, with few exceptions. It is pointed out, due to the age of this house, it does not meet current standards regarding AFCI breakers, however, local building authorities do not require that houses built prior to the AFCI codes be retrofitted with additional AFCI breakers. If installing additional AFCI breakers is desired, it is recommended that an electrician be contacted for further information.

Main Panel***Back Up Generator:***

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

Further investigation is recommended

**Automatic Transfer Switch Panel*****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.

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1: Dryer 240-volt Outlet - Pre-GFCI Protection Requirement

The 240-volt dryer outlet does not have ground fault protection (GFCI) and does not meet the current National Electrical Code requirements. It is pointed out that this home was constructed prior to this current requirement. GFCI protection is intended to turn off the power to the dryer should a ground fault be detected in the circuit or appliance. If this condition concerns you, it is recommended that an electrician be contacted to make the necessary repairs to update the 240-volt dryer circuit. It is pointed out, depending on the method in which the electrician provides the GFCI protection, the electrician may need to modify the bonding jumper wire inside the dryer to enable the dryer to operate properly with GFCI protection.

Obtain Cost Estimate

Recommendation: Contact a qualified professional.

2: Breakers - Not Labeled

All of the breakers were not labeled to identify the circuits they were protecting. It is recommended that an electrician be contacted to specifically identify each circuit.

Obtain Cost Estimate

3: AFCI Breaker - Not Resetting

Main Panel

The one AFCI breaker at the panel was tripped off at the time of the inspection and would not reset. It is noted that the bathroom outlets at the House were nonfunctional. It is possible that the AFCI breaker was intended for the three bathrooms however the breaker was not labeled and would not reset. Have an electrician evaluate the condition and provide a cost estimate for any necessary repairs.

Obtain Cost Estimate

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper -

Comments:

GFCI Outlet - Functional : Kitchen sink area, Garage, Garage Utility Room, Apartment Bathroom - 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.

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I	NI	NP	D
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Monitored Camera Doorbell:

The doorbell was a monitored camera style device and did not sound a chime inside the house when the button was pressed. Further investigation is recommended with the owner regarding the function of the equipment.

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.

Exterior Light Fixtures - Sensors/Timers:

Several of the exterior lights appeared to be on a daylight sensor or timer, and will not come on until it gets dark. Since it was not dark, the lights were not checked at the time of the inspection. Further investigation is recommended.

Low Voltage Systems - Not inspected:

It is pointed out that low voltage systems, low voltage wiring, and low voltage connections were not included in the scope of the inspection and were not checked, including: audio/visual systems, alarm systems, data lines, and phone lines. If further investigation is desired, it is recommended that a service company be contacted.

Smoke and Carbon Monoxide Detectors:

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

1: GFCI - Missing at outlet

Master bathroom, Half bathroom, Guest bathroom, Garage door opener, Dishwasher/disposal outlet - A GFCI device was not installed at one or more locations that are currently required to have GFCI protection. It is recommended that an electrician install GFCI devices at all of the currently required locations.

Obtain Cost Estimate

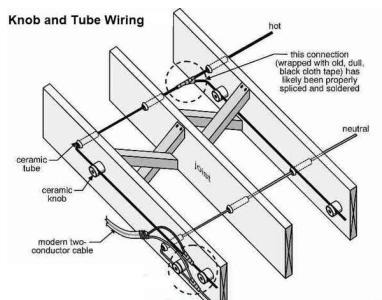
Recommendation: Contact a qualified professional.

2: Wiring - Inactive knob-and-tube observed

House Attic

The house was originally equipped with observed knob-and-tube wiring. The house appears to have been rewired with modern non metallic sheathed wire, however inactive remnants of knob and tube wiring were visible in the attic. It is pointed out that the inspector has no way of determining if all of the knob and tube wiring was replaced. Knob-and-tube wiring is an antiquated, ungrounded, and unbonded system, and many insurance companies will require the wiring to be replaced with non-metallic sheathed wiring that is properly grounded and bonded. It is noted, visible knob and tube wiring that we observed was tested and appeared to be inactive at the time of the inspection. It is recommended that you contact an electrician for further investigation to determine the entire scope of the knob-and-tube wiring present throughout the house, and to determine if any of the knob-and-tube is still active. The service company should provide a cost estimate for any needed repairs and/or upgrading the electrical wiring to meet current code requirements.

Further Investigation Recommended

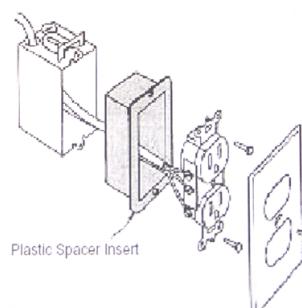
I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****3: Cover Plate - Damaged/Missing**

Piano room east baseboard

A missing or damaged cover plate was observed.

Obtain Cost Estimate**4: 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**5: Exterior Outlet - No water tight cover**

Rear Deck, Northside of the garage

An exterior outlet that was not protected by a water tight cover plate was observed.

Obtain cost estimate

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****HEI File Photo****6: Light Fixture - Nonfunctional**

Attics, Garage Utility Room

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

Further investigation is recommended**7: Open junction box**

the front of the house

An open junction box that was missing a cover was observed.

Obtain Cost Estimate**8: 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.

9: Smoke detectors - Current standards not met

The house does not meet the current code concerning smoke alarms. This house is an older home and, if bringing the house into current standards is desired, it is recommended that you contact a service contractor to make all of the needed repairs. Smoke detectors are currently required to be connected in a manner that causes one detector to engage each other detector should an alarm be tripped. They are also required to be hardwired into the electrical system and contain a battery back up. Lastly, smoke detectors are required inside each bedroom, outside of bedroom areas, hallways, stairwells, and at each level of the structure.

Obtain Cost Estimate

Recommendation: Contact a qualified professional.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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10: Conduit - disconnected/separated

5-ton Condensing Unit Disconnect

The electrical conduit was disconnected/separated and the wiring inside was exposed. Have a service company make the needed repairs.

Obtain Cost Estimate

Recommendation: Contact a qualified professional.



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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

- A. Heating Equipment**

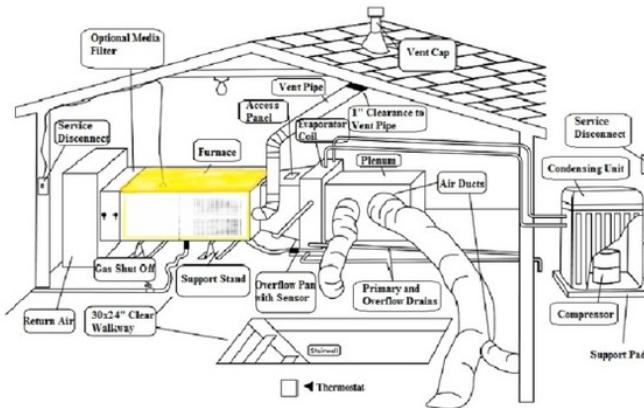
*Comments:**Type of System: Forced Air**Energy Sources: Natural Gas and Electric*

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

Gas Furnace Description:

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

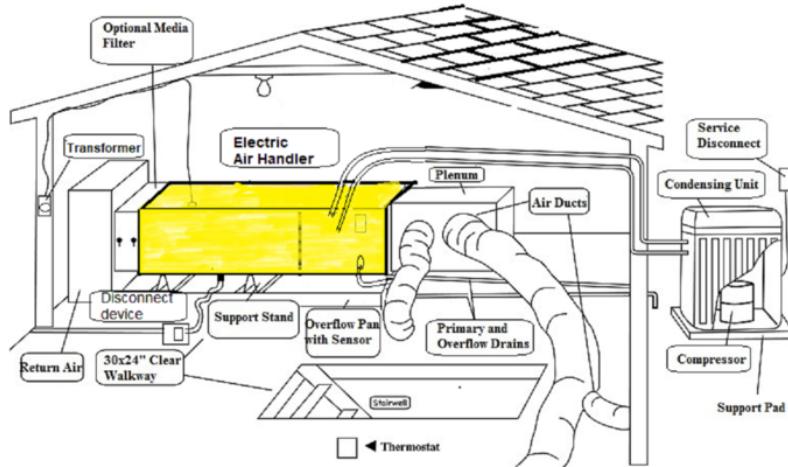
<u>ZONE</u>	<u>BRAND</u>	<u>BTU</u>	<u>DATE</u>	<u>LOCATION</u>
1st Floor	Lennox	110K	2017	Basement
2nd Floor	American Std	80K	2012	Attic



I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D***Electric Air Handler Description:*

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

ZONE	BRAND	DATE	LOCATION	TEMP RISE
Apartment	American Std	2013	Attic	30°+

*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.

Electric Heat - Functional:

The electric heating equipment was observed to be operating and functional at the time of the inspection. The electric heating equipment was heating the air 30+ degrees, which is adequate.

Limited life:

Due to the age and/or condition of the equipment, it is our opinion that the equipment has only a limited amount of remaining life.

Apartment 2013 Electric Furnace

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

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

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 needs repair

1st Floor Furnace Vent Pipe

Corrosion Observed -

The vent pipe was not installed properly and is in need of repair. It is pointed out that an improperly installed vent pipe is a safety hazard.

Obtain cost estimate

Recommendation: Contact a qualified professional.



Evidence of water dripping down the pipe

2: Furnace - Nonfunctional

1st Floor 110K Furnace

The furnace was nonfunctional and did not respond to the thermostat at the time of the inspection. The unit should be checked by a service company, who should make any necessary repairs.

Obtain cost estimate

3: Vent Pipe - Inadequate Clearance

1st Floor Furnace

Double wall vent pipes require a minimum of one-inch clearance to any material that is combustible. The vent pipe was located too close to a combustible material, which is a fire hazard.

Obtain Cost Estimate



4: Vent Pipe - Not Terminated properly through roof

The vent pipe did not extend through the roof to the outside in a currently approved manner. The vent pipe terminates inside a metal vent cover in the attic, rather than the vent pipe extending completely through a type-B roof jack system to the outside. This can allow the hazardous combustion gases to be routed back to

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

the attic and possibly into the living space, and repair is needed.

Obtain Cost Estimate



5: Heat Exchanger - Limited Life

2nd Floor 2012 Furnace

The furnace(s) is constructed such that the unit(s) must be dismantled in order to view the entire heat exchanger(s). The unit(s) was not dismantled, and the heat exchanger(s) was not able to be viewed for evidences of a crack. If further investigations are desired, then it is recommended that a service company be contacted to dismantle the unit(s). Due to the age and/or condition of the furnace(s), it is recommended that a service company be contacted to dismantle the furnace(s) and view the heat exchanger(s) for cracks.

Obtain Cost Estimate

6: Thermostat - Loose on wall

1st Floor System

The thermostat was loose on the wall and needs to be secured.

Obtain Cost Estimate

B. Cooling Equipment

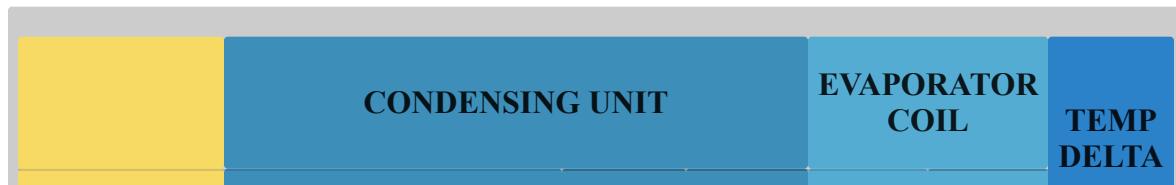
Comments:

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 (ΔT) across the indoor coil(s) at the time of the inspection and our observations have been recorded in this report. It is pointed out that our measurements of the cooling performance of the equipment is only at a “point in time”, and cannot reflect whether the equipment has been recently serviced, or what the future performance of the equipment will be after the day of the inspection. Further investigation with the homeowner is recommended to determine when the equipment was last serviced. It is pointed out that an HVAC license is required to check the refrigerant pressures for the A/C equipment, therefore the refrigerant pressure was not checked during the inspection.

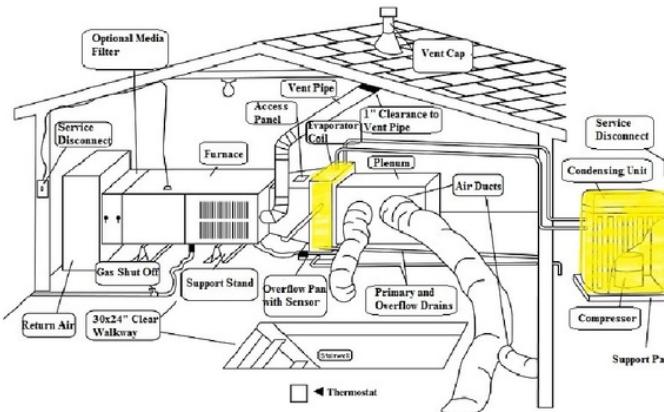
A/C Equipment Description :

The type of air conditioning for the property is a forced air split system. The cooling equipment for the property was as follows:



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

ZONE	BRAND	TONS	DATE	TONS	DATE	
1st Floor	Lennox	4	2016	4.5	2017	20°
2nd Floor	Lennox	3	2021	3	2020	20°
Quarters	American Std	1.5	2013	2	2013	19°



Condensing Unit Equipment - Functional:

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

Condensing Unit Equipment - Limited Life:

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

Apartment Unit

Coil Equipment - Functional:

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

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

Coil Equipment - Limited Life:

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

Apartment Unit

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 19 and 20 degrees across the indoor coils 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.

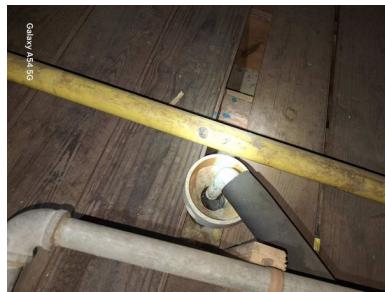
Apartment and 2nd Floor Systems



Sump pump:

The primary condensation drain line for the HVAC equipment terminated into a sump pump which collects the condensation and then pumps it to the plumbing drain system. It is pointed out that the sump pump will need to be checked and serviced periodically to ensure proper function. It is also noted that we did not see where the sump pump connected to the plumbing drain system.

1st and 2nd Floor Systems



Upper Attic



Basement Drainage Sump Pit

Tamper Proof Refrigerant Caps : Tamper Proof Refrigerant Caps on House Units -

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

Cooling Performance:

We measure the temperature drop (ΔT) across the indoor coil(s) at the time of the inspection and our observations have been recorded in this report. It is pointed out that our measurements of the cooling performance of the equipment is only at a "point in time", and cannot reflect whether the equipment has been recently serviced, or what the future performance of the equipment will be after the day of the inspection.

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

Further investigation with the homeowner is recommended to determine when the equipment was last serviced.

1: Tamper Proof Refrigerant Caps

Tamper Proof Refrigerant Caps not installed at Apartment AC Unit -

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

Obtain cost estimate

Recommendation: Contact a qualified professional.

2: A/C Equipment - Possibly oversized

House

The total tonnage of the cooling equipment for the house was 8-tons. As a ballpark method of estimation, approximately one ton of air conditioning can cool approximately 500-600 square feet of living area. By this method of estimation, 8-tons of air conditioning can cool approximately 4,000-4,800 square feet of living area. It is pointed out that a house that has an oversized air conditioning system cannot be expected to properly remove the humidity from the air. Further investigation is recommended by an air conditioning service company to determine if the existing equipment is sized properly to adequately and efficiently cool this house.

Further Investigation Recommended

3: Coil - Smaller than condensing unit

1st Floor System

The evaporator coil for the 5-ton condensing unit was observed to be a 4-ton coil. Normally, we do not see the coil being sized smaller than the condensing unit, as it can affect the ability of the air conditioning system to cool properly. It is recommended that the system be checked by a qualified service company, who should determine if the two components are properly matched according to industry standards.

Obtain Cost Estimate

4: Overflow Pan - Rust

2nd Floor System

Rust was observed in the overflow pan under the coil, apparently due to water backing up at the primary drain line and overflowing into the pan. No water was observed in the overflow pan at the time of the inspection. However, since the equipment was only operated for a short time during the inspection, it is recommended that the primary drain line and the coil be checked by an air conditioning service company.

Obtain Cost Estimate



5: Primary Drain Line - Termination unknown

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****Apartment System**

The location where the primary condensate drain line terminates was not determined at the time of the inspection. Further investigation is recommended with a service company. The drain should be terminated into the plumbing drain system in an approved manner.

Obtain Cost Estimate**6: Overflow Pan drains Connected in Attic**

The overflow pan drains for the AC and Water Heater were connected in attic and terminated at the east side of the house.

The overflow pan drain for the AC Equipment should be run separately and terminated above a window or some other conspicuous location so that it is visible to persons inside the house to alert them that there is a problem with the AC Equipment. Have an HVAC Service Contractor properly route the overflow pan drain.

Obtain Cost Estimate

Recommendation: Contact a qualified professional.



AC and Water Heater overflow pan drains connected and terminated at East side of house

C. Duct Systems, Chases, and Vents

Type of ducts: Flex ducts, Rigid ducts, Older style grey flex ducts -

Comments:

Media filter Equipment:

Media filter equipment was installed for the HVAC system(s) in the attic. It is pointed out that when a media filter is installed, a filter should not be installed at the return air grill in the living space. Also, media filters need to be replaced periodically.

2nd Floor System*Ductwork - Flex and Rigid ducts :*

The air ducts in the crawlspace 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**

1: Return Air - Not sealed
Apartment

The chase was not sealed properly and was drawing unconditioned air from the floor and/or wall cavities into the system. Have the chase sealed against air leaks.

Obtain Cost Estimate



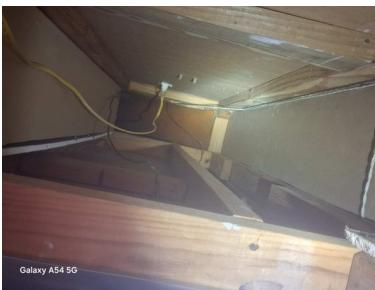
2: Return Air - Wires inside chase
Apartment

Wiring was observed to have been run in the return air chase. It is pointed out that wiring can give off poisonous gases when it is burned, and these wires could be hazardous, should they be affected by excess heat. The wiring needs to be encased in conduit, rerouted, or encapsulated into the wall cavity. It is recommended that an electrician be contacted to make the needed repairs.

Obtain Cost Estimate

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

I	NI	NP	D
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**3: Metal Air Ducts - Crushed/Pinched**

Crawlspace

One or more of the air ducts were crushed/pinched/kinked causing a restriction in the air flow through the system. The ducts need to be adjusted or repaired.

[**Obtain Cost Estimate**](#)
**4: Ducts touching ground**

Crawlspace

The ducts were laying on the ground at the crawlspace and are not supported properly.

[**Obtain Cost Estimate**](#)

Recommendation: Contact a qualified professional.

5: Register - Water stains/Rust

Master Bedroom Closet

Water stains were observed below the air register on the wall indicating excessive sweating/condensation. Further investigation is recommended.

[**Obtain Cost Estimate**](#)

Recommendation: Contact a qualified professional.



I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****6: Filter missing**

Apartment

The filter was missing and needs to be replaced. A missing filter can allow the evaporator coil and air ducts to become dirty, which can affect the performance of the system.

Obtain Cost Estimate

Recommendation: Contact a qualified professional.

7: Register in Garage

Ductwork was installed at the Garage and Garage Utility room. Garages cannot share conditioned air with the Living space because it creates a potential safety hazard by allowing carbon monoxide fumes from your car to enter your living space through the air ducts.

Garages require a separate system with its own supply and return air.

Have an HVAC contractor remove the ductwork from the garage and seal off the penetration to protect the Apartment from the garage air.

Obtain Cost Estimate

Recommendation: Contact a qualified professional.



Garage Register



Garage Utility Room Register

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

Water Supply Material: Mostly Copper and some Galvanized piping observed.

A plumbing system typically consists of three major components, including the potable water supply piping; the waste or drain piping; and the plumbing fixtures. The distribution piping brings the water from the public water main or a private well to the individual fixtures throughout the property. The water distribution system is under pressure, usually from 40 psi to 70 psi. The waste or drain piping carries the waste water and products underground to the sewer system or septic tank, and the waste piping is not under pressure, but operates by gravity flow. We typically run water down the drains from the sinks, tubs, showers, and toilets, but this cannot simulate the waste flow characteristics of full occupancy. There may be partial blockage of the underground waste lines from debris, broken pipes, or tree roots that cannot be detected by a visual inspection. If you desire a more in-depth inspection, it is recommended that you contact a qualified plumber.

Main Water Shut Off Valve Location: 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: 55-60 PSI -

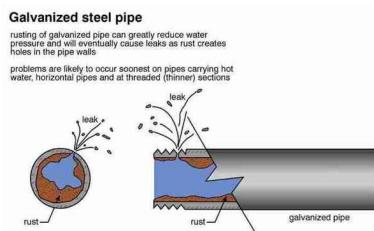
The static water pressure at the property was measured with a water pressure gauge at the hose bibb nearest to the shut off valve at the time of the inspection.



Water Supply Piping - Galvanized Steel:

Portions of the water piping for the property appeared to be the original galvanized piping. It is pointed out that the galvanized piping will deteriorate with time, and will corrode on the inside of the piping, thereby reducing the inside diameter of the pipe, and restricting the flow of the water through the pipe. In addition, the piping will corrode through to the outside of the pipe and will eventually deteriorate to where the pipe will start leaking. It can be anticipated that the galvanized water piping throughout the house will need to be replaced when it is causing reduced water pressure or is corroded enough to start leaking.

Crawlspace

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

Limited visibility of plumbing lines: limited access in crawlspace -
Visibility of the plumbing lines was very limited at the time of the inspection and some portions of the plumbing that are typically accessible were concealed. If further investigation is desired, it is recommended that a service company be contacted.

Crawlspace - Limited access : Low hanging plumbing, Ductwork obstructing areas -

The crawlspace below the house had limited access, due to the above mentioned condition. It is pointed out that visibility of the plumbing electrical wiring was very limited. It is recommended that additional clearance be provided at the crawlspace and that a service contractor be contacted for further investigation. Further investigation is recommended.

Obtain cost estimate

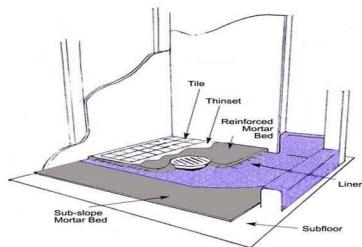
Note: The inspector only crawls to those areas under the house that can be safely accessed without having to crawl through water or other hazardous conditions.

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.



Tub trap - No access: No access opening -

The plumbing for the tub was not visible for inspection due to a lack of access. As a routine, we recommend that access to the plumbing be provided for inspection and repair purposes.

1: Water Turned Off To Fixture

Apartment Bathtub

The water was turned off to the plumbing fixture at the time of the inspection, possibly indicating a problem with the equipment or that a leak is present. It is also possible that the water valve is a pull-out type that is just stuck from lack of use.

Further investigation is recommended with a service contractor.

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****Obtain Cost Estimate**

Recommendation: Contact a qualified professional.

2: Valve Damaged - Rotates 360

2nd Floor Bathroom Sinks and west Bathtub

A water valve was observed that does not stop when turned to the "off" position, but rather the valve rotates past the stopping point. The damaged valve/faucet needs to be repaired or replaced.

Obtain Cost Estimate**3: Aerator - Clogged**

2nd Floor West Bathroom Sink

The aerator (wire screen) was clogged on the faucet, and needs to be cleaned or replaced.

Obtain Cost Estimate**4: Sink - Drain line corroded**

2nd Floor Bathroom Sinks

The drain piping was corroded under a sink at the P-trap or drain line. The piping was not leaking at the time of the inspection, but it can be anticipated that it will need replacement in the near future.

Obtain Cost Estimate**5: Sink Drain Stopper - Missing**

Half Bath

The drain stopper was missing from the sink.

Obtain Cost Estimate**6: Tub - Mechanical stopper nonfunctional**

2nd Floor West Bath

The mechanical stopper was nonfunctional.

Obtain Cost Estimate**7: Shower - Caulking needed**

Master Bath

The shower needs to be caulked or re-grouted. Mildew was observed around the corners at the floor.

Obtain Cost Estimate

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D****8: Shower/Tub - Caulk valves**

All 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: 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.

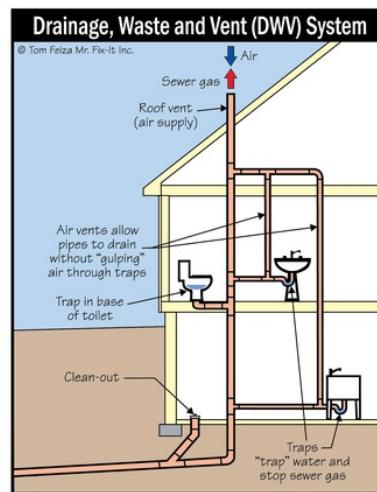
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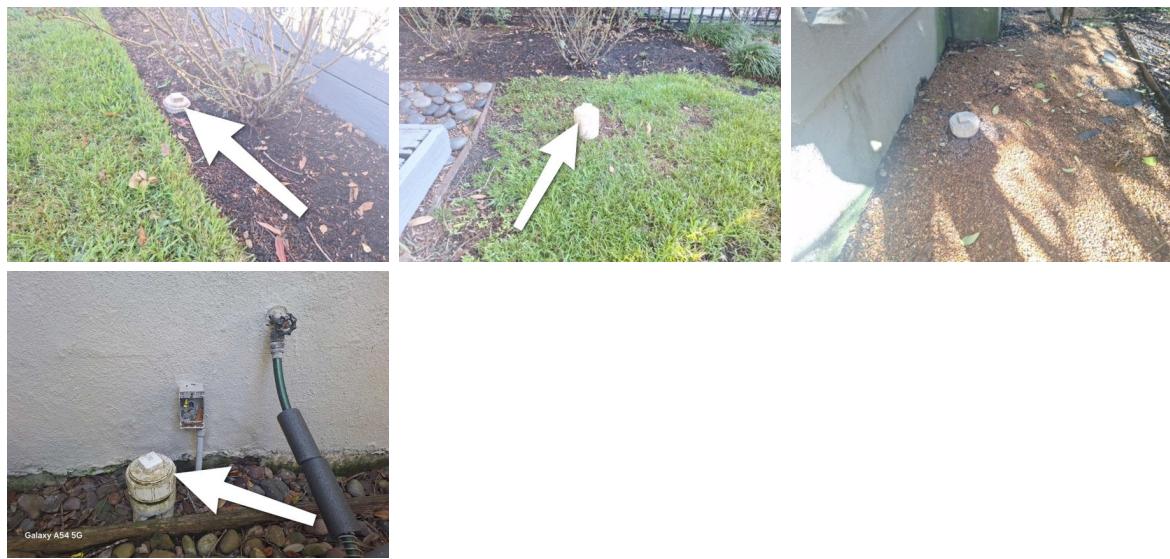
D=Deficient

I NI NP D

**Sewer Clean Out Present:** East side, Front, Back yard -

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.

East Side

**Sewer Piping - Evidence of repairs observed:** PVC clean out present -

Evidences of sewer line repairs and/or replacement were observed. It is noted that we could not determine the extent of the repairs to the sewer system or if any of the original cast iron piping is still active. Further investigation is recommended with the owner and/or a service company to determine the extent of the repairs and to determine if any further repairs are needed. A sewer inspection with a plumber to verify the extent of the repairs and the condition of the sewer piping and the repairs is recommended. The plumber should also determine if the washing machine drain riser is adequately sized to accommodate a modern washing machine.

Further investigation is recommended

Crawlspace - Limited access :

Access to the crawlspace was very limited due to low clearance space at the time of the inspection, therefore the view of the wiring and plumbing under the house was very limited. It is recommended that an approved access and clearance be provided and the crawlspace be checked by a service company. Further investigation

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

is recommended.

Obtain Cost Estimate*Sewer Lines - PVC:*

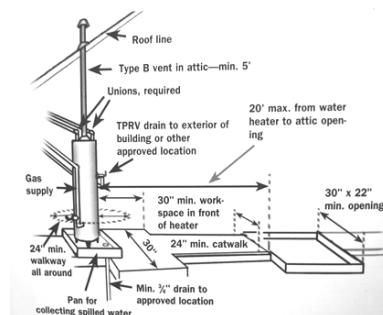
The visible above ground sewer piping at the crawlspace under the house was observed to be PVC. The sewer piping appeared to be installed properly and no leaks were visible when we ran water down the piping during the crawlspace inspection.



C. Water Heating Equipment*Comments:**Energy Source: Natural Gas and Electric**Capacity: 40 Gallons Each**Gas Water Heater Description:*

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

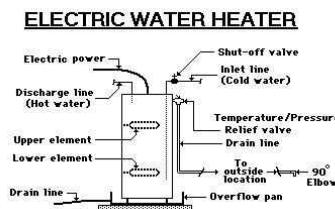
<u>Location</u>	<u>Brand</u>	<u>Capacity</u>	<u>Age</u>	<u>Energy Type</u>
House Attic	Bradford White	40 Gal	2018	Gas

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

Electric Water Heater Description:

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

<u>Location</u>	<u>Brand</u>	<u>Capacity</u>	<u>Age</u>	<u>Energy Type</u>
Garage Utility Room	Bradford White	40 Gal	2022	Electric



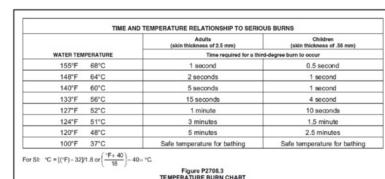
Water Heater Equipment - Functional:

The water heater equipment was functional at the time of the inspection and providing hot water to the applicable plumbing fixtures.

Hot water - Temperature:

The generally recommended maximum temperature setting for a hot water heater, to prevent accidental scalding, is 120-125 degrees. It is recommended that the water heater thermostat be adjusted to and maintained in this temperature range.

The temperature of the hot water was measured at the kitchen sink and observed to be 127.2 degrees at the time of the inspection.



Temp/Pressure Relief Valve - Information:

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

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

Sulfur Odor In Water:

The water heater was functional at the time of the inspection. However, due to the fact the house has been vacant, the hot water had a sulfur odor. We ran the hot water for an extended period of time to try and flush the old water out of the water heater, but additional flushing may be needed.

Apartment

- D. Hydro-Massage Therapy Equipment**

Comments:

Hydro-Therapy Equipment Not present:

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

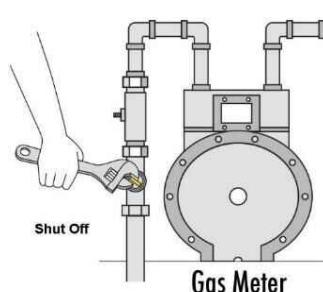
- E. Gas Distribution Systems and Gas Appliances**

Location of Gas Meter: West side -

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 - Gas System Not present:

Comments:

Type of gas distribution piping material: N/A

Gas service was not provided to the property and gas service piping is not installed.

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

V. APPLIANCES

A. Dishwashers

*Comments:**Functional:*

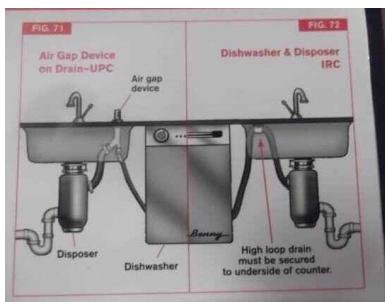
The dishwasher was functioning and responded to the controls. The unit was run through a cycle at the time of the inspection and appeared to be operating properly.



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: Electrical Wire - Missing Clamp

The electrical connection at the bottom of the disposal was missing the proper clamp connection to the housing.

Obtain Cost Estimate

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

I	NI	NP	D
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C. Range Hood and Exhaust Systems

Comments:

Downdraft Vent - Functional:

The downdraft vent was turned on and was functioning at the time of the inspection. The equipment responded to the controls and vented to the outside.



1: Vent Pipe - leaking air

The vent pipe was leaking air into the kitchen cabinet and needs to be sealed.

Obtain Cost Estimate

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.

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D*****Ovens - Upper/Lower calibrated properly:***

Both oven thermostats were checked and were properly calibrated. The thermostats were set at 350 degrees, and the ovens heated to within the allowable ± 25 degrees. The ovens were checked with an oven thermometer and found to heat to 330 degrees for the upper oven, and 370 degrees for the lower oven.

1: Digital Display

Electric Oven

The digital display was weak and the numbers were hard to read. It is pointed out that it can be anticipated that the display will need to be replaced at some point.

Obtain cost estimate

Recommendation: Contact a qualified professional.

2: Oven Interior - Surface Damaged

Upper Oven

The interior of the oven appeared to be distressed from possible over heating or corrosion from an oven cleaner.

Have an appliance technician evaluate the condition and provide a cost estimate for any necessary repairs.

Further investigation is recommended.**Obtain Cost Estimate**

Recommendation: Contact a qualified professional.



E. Microwave Ovens

*Comments:**Portable Microwave:*

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

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A built-in microwave was not present. A portable microwave was present, however the equipment was not operationally checked 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.

1: Exhaust Vent Pipes - Not terminated outside

We observed one or more bath vent fans that were not terminated outside. The most current building code requires the vent fan to be vented to the outside of the house, and it is recommended that the vent be rerouted to the outside of the house.

Obtain Cost Estimate

2: Exhaust fan vent pipe disconnected

Apartment Bathroom

The vent duct for the exhaust fan was disconnected in the attic and needs to be repaired.

Obtain Cost Estimate



G. Garage Door Operators

Comments:

1: Opener - did not auto-reverse

The garage door opener did not stop the descent of the door when the door was subjected to a reasonable resisting pressure. This could cause possible personal injury or damage to house, and the opener is in need of adjustment. It is pointed out that the unit was equipped with the infra-red sensing safety device, and the device was operational at the time of the inspection.

Obtain Cost Estimate

I=Inspected**NI=Not Inspected****NP=Not Present****D=Deficient****I NI NP D** **H. Dryer Exhaust Systems***Comments:**Dryer Vent:*

The dryer vent appeared to be properly installed at the time of the inspection. It is pointed out that a portion of the dryer pipe was not visible where it entered the wall/ceiling. Also, dryer vents need to be cleaned periodically for safety reasons and to allow the dryer to operate properly.

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)

Vent - Check for lint:

It is recommended that the vent be checked periodically for an excess of lint and that it be cleaned if necessary. (Information)

Dryer Vent - Not present :

A dryer vent was not present in the condo.

1: Vent - Too short

The dryer was leaking lint into the attic rather than to the outside. The vent needs to be extended up into the roof jack, sealed at the roof jack, and the lint in the attic needs to be removed.

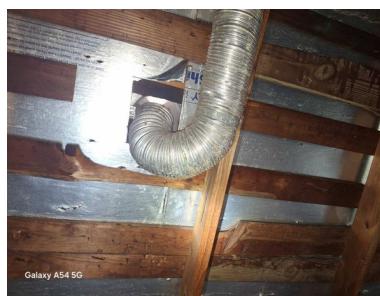
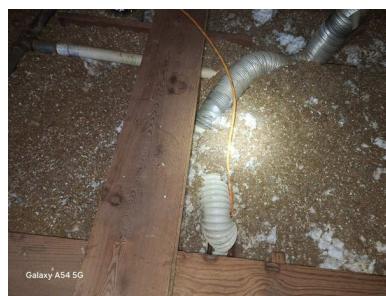
Obtain Cost Estimate

2: Flexible Vent Pipe

The dryer vent was observed to be a flexible vent material rather than a rigid sheet metal vent pipe. This is considered a fire hazard has lint can back up inside of the flexible vent material at the ribs. It is recommended that the flexible vent material be replaced within approved material.

Obtain Cost Estimate

Recommendation: Contact a qualified professional.

 **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

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

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.

Garage Utility Room*Refrigerator with Ice Maker - Functional:*

No items requiring repair were visible at the time of the inspection for the built-in refrigerator and freezer sections. The refrigerator and freezer sections were 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. The ice maker inside the freezer also appeared to be functional and ice was observed inside the ice compartment. It is pointed out that we did not visibly observe the ice maker producing ice at the time of the inspection. The Sub-Zero unit was manufactured in 2008.

*Washer/Dryer Connections - Not visible :*

No access was provided behind the washer and dryer and the area was not visible for inspection. Further investigation is recommended. It is also recommended that you check with the owner to determine which dryer connection options are available.

2nd Floor West Bathroom

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

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VI. OPTIONAL SYSTEMS

- A. Landscape Irrigation (Sprinkler) Systems**

Comments:

Sprinkler System: Rainbird, Located inside garage, 5 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.

North Side of Garage



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.

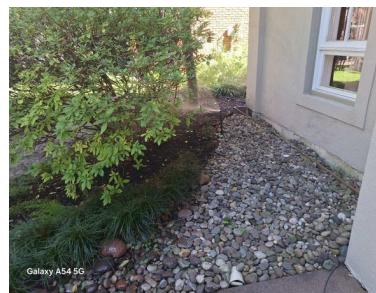
1: Adjust sprinkler head spray

Spraying house around perimeter -

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
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2: Backflow Device - Too low

The backflow prevention device was installed too low and needs to be elevated. The device should be a minimum of 12 inches above the highest sprinkler head in the system.

Obtain Cost Estimate

3: Zones not labeled

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

Obtain cost estimate

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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INFORMATION FROM HEDDERMAN ENGINEERING INC.

Closing Comments :

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

Items identified in the report as Deficient and our Recommendations are provided in the above report. Many, but not all, recommendations are highlighted in bold red text. It is our intention, and your responsibility, that you follow up on these deficiencies and recommendations as part of your due diligence by contacting the appropriate service contractor(s) for Further Investigation, Obtain cost estimate, and/or Contact the builder. It is pointed out that other related and/or underlying conditions may be present, and which may not be apparent in our limited, visual inspection without further investigation by qualified service companies. It is emphasized how important it is for you if you intend to rely on our report(s), to continue to gather the in-depth information that will be obtained by further investigation with appropriate service technicians who will use their specialized knowledge of the component(s) and the related building codes along with their specialized diagnostic equipment to give you the TOTAL PICTURE of the condition of the property. Failure on your part to do your due diligence will constitute negligence on your part and will result in an incomplete body of knowledge upon which you base your decisions regarding this property. We recommend that your further investigations be done before the expiration of your option period and before closing on the property.

As an additional service, we recommend using a new tool we have on our website that can quickly turn your inspection report into an easy-to-read estimate of repairs for a nominal fee. These pricing reports from a third party company called Repair Pricer not only make the inspection report easy to understand in terms of dollars and cents, but they are also useful negotiation tools. Just visit the page below on our website and upload your report into Repair Pricer. If you have any questions when you receive your report, you can contact them at info@repairpricer.com
<http://www.heddermanengineering.com/repair-cost-estimates>