



# BLUEBONNET REAL ESTATE INSPECTION SERVICE *Commercial & Residential*



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## PROPERTY INSPECTION REPORT

**Prepared For:** Becky Barton Covell & Terry Bennett  
(Name of Client)

**Concerning:** 100 E. Summit, Schulenburg, TX 78956  
(Address or Other Identification of Inspected Property)

**By:** Kevin M Ullrich, Lic #965 07/14/2017  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box 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 TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).

*"We Make House Calls"*

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (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).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the

potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.

**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.**

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**ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**



**Structure Type:** Single Family

**Weather Conditions:** Sunny

**Occupied at time of inspection:** Yes, the property is occupied. Efforts were made to inspect as much as possible, however, due to the presence of personal items, many areas may not have been accessible.

**See Attached Addendum:** Inspection Agreement

**Exclusions:** The following are not checked or inspected unless otherwise stated: 1) cabinets and drawers. 2) wood burning stoves. 3) Antennae or lightning rods. 4) security systems. 5) solar systems. 6) refrigerators. 7) clothes washer & dryer. 8) humidifiers. 9) photocells. 10) electronic air filters. 11) utility meters & utility lines in yards. 12) fences & outbuildings. 13) propane/butane tanks. 14) sewer lines. 15) back flow devices. 16) air conditioners not tested if the ambient temperature is below 55 degrees F; heat pumps not tested if the temperature is above 65 degrees F (in the heat mode). 17) we do not check for microwave leakage. 18) self clean & time bake modes are not checked. 19) water purification and softener systems. 20) septic systems. 21) water quality or supply. 22) water heater relief valve not tested. 23) gas furnace heat exchanger not checked; no CO test done. 24) not all windows are opened. 25) floor condition can not be checked if carpeted or covered. 26) chimney draft not checked. 27) plumbing shut off valves are not turned. 28) we do not leak check pools or turn any control valves. 29) NO INSPECTIONS OR TESTS WERE PERFORMED ON THE INSPECTED PROPERTY FOR INDOOR AIR QUALITY, MOLDS, MILDEWS, TOXINS, LEAD, RADON, ASBESTOS OR ANY OTHER TYPES OF ENVIRONMENTAL HAZARDS OR BIO-HAZARDS. 30) Proper fastening of roof covering materials can not be determined by visual inspection on certain types of roofing materials without removing the materials, which is beyond the scope of this inspection. 31) Any renovation/restoration/remodeling done will disclose defects not found during this inspection. 32) Buyer agrees to pay inspector for any time spent in deposition, court, etc, regarding any lawsuits pertaining to this inspection report, or any expert witness testimony, at the current commercial hourly rate.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

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### A. Foundations

*Type of Foundation(s):* Slab

*Comments:* **Evidence of previous foundation repairs, suggest buyer obtain copies of all foundation repair warranties/guarantees, and any engineers reports.**

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### B. Grading and Drainage

*Comments:* **Areas for water to pool on all sides.**

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### C. Roof Covering Materials

*Type(s) of Roof Covering:* Composition Asphalt Shingles, Metal

*Viewed From:* Roof Level

*Comments:* **Clean debris off roof. Sealant missing at exposed nails in ridge shingle and flashing areas. Tree limbs need to be trimmed away from roof on all sides. Roof has evidence of previous patching on right side, etc. There is visible evidence of previous hail damage on the roof, in my opinion, hail damaged roof needs replacing. Flashing terminates in siding/trim at roof/wall connection areas right side, left side, etc. Flashings not folded over tops of plumbing vents. Rust noted on chimney cap. The rubber roof flashing at the weatherhead mast is missing. Rust noted in flashing areas.**



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### D. Roof Structures and Attics

*Viewed From:* Entered the Attic

*Approximate Average Depth of Insulation:* 6-8"

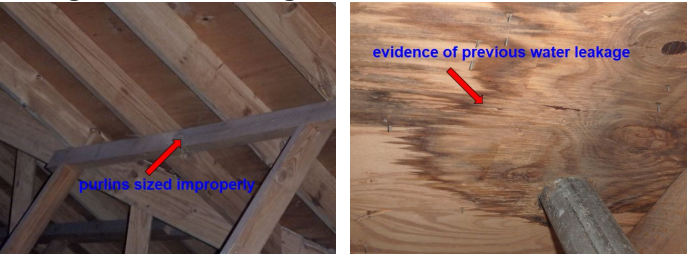
*Approximate Average Thickness of Vertical Insulation:* 4-6"

*Comments:* Decking: plywood Structure: stick built Attic Ventilation: soffit vents, ridge vents **Attic drop stairs do not have proper fire-resistance, suggest adding gypsum to exterior of drop stairs. Purlins sized improperly in attic areas on all sides. Purlins should be the same dimension lumber as the rafter. Attic has insufficient ventilation. Current building code states: R806.2 Minimum area. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted, provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be**



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ventilated at least 3 feet (914 mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm-in-winter side of the ceiling. Suggest adding additional ventilation to meet requirements of building code. Evidence of previous water leakage in attic decking areas back, etc.



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E. Walls (Interior and Exterior)

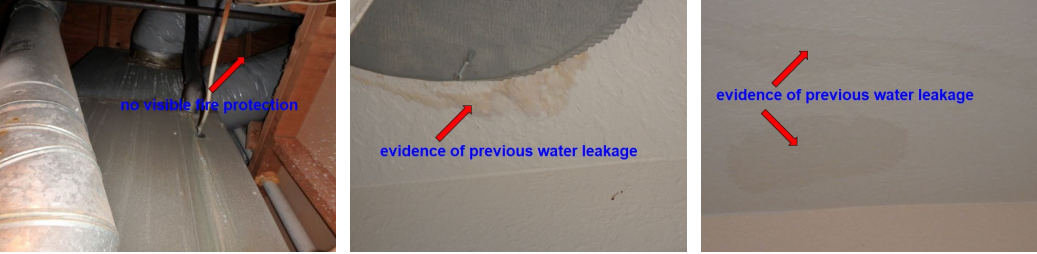
Comments: Exterior Finish: brick/stone veneer, hardboard siding  
Evidence of previous water leakage noted in wall areas of den. Evidence of mold/mildew in exterior siding/soffit/trim/brick/stone areas on all sides. The exterior walls need to be re-sealed around windows to control the intrusion of water/moisture. Siding damaged/rotted various locations. Trim damaged/rotted various locations, etc. Soffit damaged/rotted/holes in back, etc.



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F. Ceilings and Floors

Comments: Fire-resistance missing/incomplete in ceiling areas of furnace closet. Ceiling has evidence of previous water leakage/damage in M-bath, laundry room, etc.



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**G. Doors (Interior and Exterior)**

*Comments:* **Doors not latching shut various locations, etc. Weatherstripping not sealing at front, back, etc door(s).**

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**H. Windows**

*Comments:* **Screens damaged/missing various locations, etc.**

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**I. Stairways (Interior and Exterior)**

*Comments:*

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**J. Fireplaces and Chimneys**

*Comments:* **There is no visible damper block installed in flue. This safety device is required for use with gas logs.**

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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

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**L. Other**

*Comments:* **Evidence of previous rodent infestation noted in various locations.**

## II. ELECTRICAL SYSTEMS

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**A. Service Entrance and Panels**

Exterior Service: Exterior Meter, Overhead

Service Entrance Cable: 200 amp

Panel Location: exterior

Main Service Wire Type: Copper

Main Disconnect: 200 amp

Manufacturer: Challenger

Ground: rod

*Comments:* **Overhead service wires from the power pole to the weatherhead mast are smaller size than the feeder wires at the weatherhead mast. Further investigation and repairs needed. Tree limbs need to be trimmed away from the main service entrance wires. It may be the responsibility of the service provider. Correction is recommended. Overhead wires too low to ground, overhead wires should be at least 12' above ground or 15' over a driveway. Conduit disconnected from panel box. Wires entering panel box(es) missing clamp/bushing(s) to protect wire from damage when entering the box. Fillers missing from panel box(es). Improper type screws installed in panel box. The breakers are not labeled in panel box. Ground wire is installed in metal conduit. Current standards require ground wire to be installed in plastic conduit or in no conduit. There is no visible grounding electrode system installed for this property. Current standards require us to report as deficient the lack of a grounding electrode system.**



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

Type of Wiring: Copper

*Comments:* **The house is not meeting current standards for smoke alarm installation. The**

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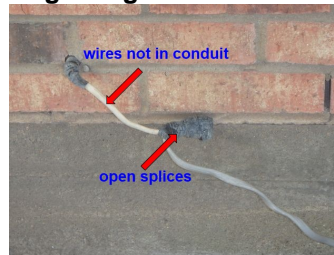
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current standards require a smoke alarm in every bedroom, one smoke alarm outside each sleeping area, and a smoke alarm on each floor level of the house. All of these smoke alarms are required to be interconnected, meaning if one goes off, all the alarms go off. There are no GFCI protected plugs installed in kitchen countertop surface areas. All plugs are not GFCI protected in M-bath. There is no visible GFCI protected plug installed within 36" of sink in Guest bdrm bath, 1/2-bath. E3901.6 Bathroom. At least one wall receptacle outlet shall be installed in bathrooms and such outlet shall be located within 36 inches (914 mm) of the outside edge of each lavatory basin. The receptacle outlet shall be located on a wall or partition that is adjacent to the lavatory basin location, located on the countertop, or installed on the side or face of the basin cabinet not more than 12 inches (305 mm) below the countertop. There is no visible 4-prong 220 plug installed in laundry room for electric dryer use. There is exposed electrical wiring in exterior areas. The wiring should be protected inside electrical conduit, unless it is concealed within a wall/ceiling cavity space that protects the wire from contact by people and physical damage. Open splices noted in left side exterior wall, etc. Light(s) inop in den, M-closet, etc. Ceiling fan inop in den. Reversed polarity detected at the receptacle(s) in M-bath. The condition is improper & should be corrected. Light on GFCI in M-bath, lights are not supposed to be on GFCI. Further investigation and repairs needed. Improper type light fixtures installed in pantry. Bulb protectors missing on lights in attic.



### III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

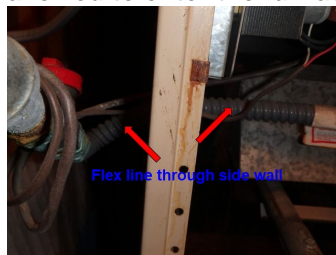
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#### A. Heating Equipment

*Type of System:* Central Ruud

*Energy Source:* Gas

*Comments:* Unit is more than 10 years old, may require additional maintenance, and may be more prone to major component breakdown. **Irregular flame/flame impingement noted at burner. Further investigation and repairs needed. Excessive soot, rust, etc on burners/in burner compartment. Suggest having licensed HVAC person service furnace. Inadequate supply of draft & combustion air to furnace compartment. Under current standards, the closet should have venting for the upper and lower portions of the closet. The air should come from an outside air source, which can include an attic or crawl space. Flexible gas line goes through furnace side wall. This may have been allowed when the furnace was installed. For safety reasons, standards have changed and flexible gas supply is no longer allowed to enter the furnace cabinet. Correction is recommended.**



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#### B. Cooling Equipment

*Type of System:* Central Payne

*Comments:* Temperature Differential: 14

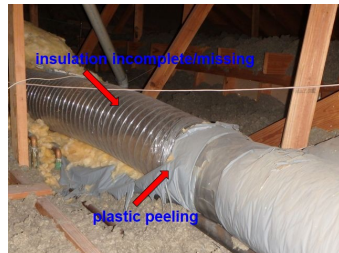
The air conditioning system is more than 10 yrs old. It will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs. **The temperature differential is below acceptable levels. The acceptable levels are between 16-20 degrees. Further investigation by a licensed/qualified contractor is recommended. There is no visible safety disconnect installed for condenser.**



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#### C. Duct Systems, Chases, and Vents

*Comments:* **Insulation damaged/missing on ducts in attic areas. Further investigation and repairs needed. Plastic peeling off flex ducts in attic areas. Plenum air leaks need sealing in furnace closet areas. Filter(s) dirty. Have evaporator coils checked and cleaned if needed.**



### IV. PLUMBING SYSTEMS

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#### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter:* back of property

*Location of main water supply valve:* in the yard next to the meter box, **buried, not visible/accessible**

*Static water pressure reading:* 55

*Comments:* copper

**There is no visible gas dryer connection installed in laundry room. Kitchen sink faucet leaks. Grout cracks need caulking in tile/wall panel areas of Guest bdrm bath, M-bath. Gap at tub faucet handles/wall needs caulking in Guest bdrm bath. Low water pressure noted at shower in Guest bdrm bath. Commode tank loose in Guest bdrm bath. The exterior hose bibbs do not have backflow protection. A backflow device prevents water from being siphoned back in to the drinking water supply. Commode loose at floor anchor bolts 1/2-bath. Commode tank valve leaking/runs-on in 1/2-bath, M-bath. Further investigation and repairs needed. Tile damaged/loose/missing M-bath.**



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**B. Drains, Wastes, and Vents**

*Comments:* Drain piping material(s)- PVC

**The bath tub drain stopper Guest bdrm bath was inop. or missing at the time of the inspection. Further investigation and repairs needed. The tub drains poorly in the M-bath. Further investigation and repairs needed.**

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**C. Water Heating Equipment**

*Energy Source:* Reliance Gas

*Capacity:* 30 gal.

*Comments:* **Water heater relief valve drain line is reduced. Inadequate supply of draft & combustion air to water heater closet. Under current standards, the closet should have venting for the upper and lower portions of the closet. The air should come from an outside air source, which can include an attic or crawl space. Water heater is located indoors without an overflow pan/drain line. Strong gas odor noted at water heater from undetermined source.**



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**D. Hydro-Massage Therapy Equipment**

*Comments:* **The master bathroom tub pump was not accessible for inspection and service at the time of the inspection. E4109.3 Accessibility. Hydromassage bathtub electrical equipment shall be accessible without damaging the building structure or building finish. No GFCI protection located for the whirlpool tub pump. The GFCI device is required for this equipment. Safety disconnect/timer control switch is accessible from standing in hydro-massage therapy tub, current standards state that switch should not be accessible from standing in tub. Further investigation and repairs needed.**

**V. APPLIANCES**

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**A. Dishwashers**

*Comments:* **The dishwasher drain does not have proper back-flow protection to keep water from the kitchen sink from entering the dishwasher. The drain needs to be lifted and secured against the kitchen countertop. Touchpad not working properly, unit would only come on in heavy wash mode, could not change options. Further investigation and repairs needed.**

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**B. Food Waste Disposers**

*Comments:*

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**C. Range Hood and Exhaust Systems**

*Comments:*

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**D. Ranges, Cooktops, and Ovens**

*Comments:* Oven temp set at 350, actual temp=360

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**E. Microwave Ovens**

*Comments:* Unit heated water, when tested.

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

*Comments:* Currently the 1/2-bath exhaust fan discharges directly into the attic. The fan needs to be ducted to the exterior of the building.

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**G. Garage Door Operators**

*Comments:*

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**H. Dryer Exhaust Systems**

*Comments:*

**VI. OPTIONAL SYSTEMS**

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**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:* Heads missing/broken/inop at station(s) 3, 4, 5. All yard areas were not covered by system. Heads watering non-grass areas at most all stations, need adjusting. The sprinkler system is not equipped with a rain/freeze sensor. Current standards require us to report as deficient a sprinkler system that is not equipped with a rain/freeze sensing device. Conduit disconnected/damaged below sprinkler controller.



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**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Type of Construction:*

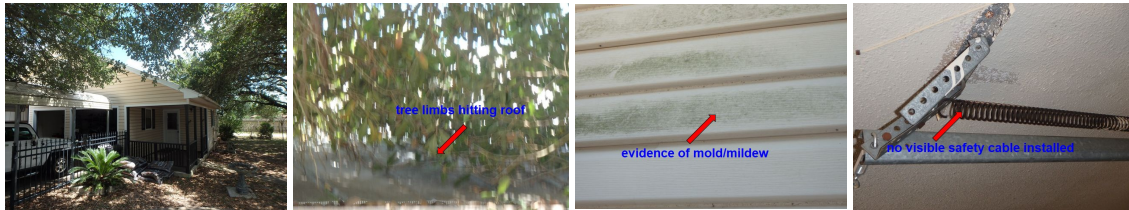
*Comments:*

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**C. Outbuildings**

*Comments:*

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I	NI	NP	D



*Type of Foundation(s)* Slab

**Evidence of previous foundation repairs, suggest buyer obtain copies of all foundation repair warranties/guarantees, and any engineers reports. Areas for water to pool on right side, back, etc. Gutter nails backing out various locations. Gutters heavily clogged, needs cleaning. Rust spots noted in metal roof areas. Tree limbs need to be trimmed away from roof on right side, back, etc. The stairs/steps in garage do not have a handrail. Current standards require that handrails shall be provided on at least one side of each continuous run of treads or flight with two or more risers. There is no switch accessible from top/bottom of stairs to turn on light for stairwell. Further investigation and repairs needed. There are no GFCI protected plugs installed in outbuilding areas. Evidence of mold/mildew in exterior siding/soffit/trim/brick/stone areas on all sides. There is no visible safety cable installed at overhead garage door springs. Overhead door lock mechanism is not disabled (this is required if door opener is installed). The overhead garage door opener does not reverse properly when the door hits an obstruction. The door should reverse with no more than 5 psi of pressure, needs adjusting.**