

Re: Recent Addendum to the Standard Sales Contract Form!!!

TREC has recently added an “Addendum for Authorizing Hydrostatic Testing” to its Standard Realty Contract Form. This Addendum requires Buyers to choose an Allocation of Risk for “damages caused by Hydrostatic Testing”. This will cause uncertainty for both the seller and the buyer as to whether or not they even want to allow or require a plumbing test.

Herndon/Muncey, Inc. offers the following thoughts on this matter:

- 1) Buyer of any home (other than a new home) should want Hydrostatic Testing performed prior to closing a sale.
- 2) Problems rarely are encountered as a result of testing.
- 3) Plumbers should be willing to accept the risk for any damage incurred during the testing activities.

What is a Hydrostatic Test?

It's simply filling the sanitary plumbing system (the drain lines) under the house with water to see if there are any leaks. **No additional pressure is ever applied to the system.** This should be coupled with a camera inspection of the lines to look for standing water (bellies) or unusual obstructions in the lines (like roots). This test will identify problems that are present at the time of the test that will need to be repaired.

Why should a buyer want a Hydrostatic Test?

Sanitary plumbing problems exist in many older homes. The cost of fixing problems is too great to ignore. While some repairs cost less than a thousand dollars, other repairs can be as much as \$10,000 to \$20,000. In addition, under-slab plumbing leaks can cause foundation failure. Testing should result in the identification of the leak's location and a proposal to fix the problems.

What are the odds of the property being damaged during testing?

Herndon/Muncey is a company that specializes in testing and repairing under-slab plumbing systems. Over the last 22 years Herndon/Muncey has performed over 23,000 tests and rarely do problems occur. **Herndon/Muncey has never damaged the under-slab sewer system of a house by performing a Hydrostatic Test.**

What should the plumber's response be to damages incurred during testing?

FIX IT! Herndon/Muncey's Guarantee is to take responsibility for any problems it causes. This includes problems incurred during testing.

What then should the Buyer's and Seller's reaction be to the new Addendum's requirements?

The Buyer should require a Hydrostatic Test as part of a realty contract. They should seek a licensed and reputable plumber who will take responsibility for problems encountered during testing.

The Seller should be sure that the plumber doing a Hydrostatic Test on their home is licensed, reputable and will take responsibility for problems encountered during testing.

This new Addendum should not change how homes are bought and sold. Herndon/Muncey is the right company to perform the testing for the buyer and the seller.

Click [HERE](#) to download Seller Approval Form with the Herndon/Muncey Guarantee.

Tom Muncey

Tom Muncey

Herndon/Muncey Inc.

P.O. Box 218941

Houston, Texas 77218

(281) 579-0515

tom@herndonmuncey.com

www.herndonmuncey.com

MASTER PLUMBER – DENNIS THIBODAUX - MASTER PLUMBING LICENSE # M-16447
TEXAS STATE BOARD OF PLUMBING EXAMINERS - 919 EAST 41ST STREET - P. O. BOX 4200
AUSTIN, TEXAS 78765 - 512/458-2145 - FAX 512/450-0637 - 1-800-845-6584