



Knights Home Inspection

Based In Amarillo, Texas

Ph#: (555) 555-1021

PROPERTY INSPECTION REPORT

File #:024

Prepared For: Test Client – for v7-3
(Name of Client)

Concerning: 555 Holly Trail East Holly Lake Ranch, Texas 75765
(Address or Other Identification of Inspected Property)

By: Mr. Inspector #5555 1/11/2014
(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 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.

The TREC Standards of Practice (Section 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 move furnishings or stored items. The inspection report may address issues that are code-based or may refer to 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 will note which systems and components were inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, 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 as Deficient 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:

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 TO TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO 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, bathrooms, 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 of carbon monoxide alarms;
- * excessive spacing between balusters on stairways and porches;
- * improperly installed appliances;
- * improperly installed or defective safety devices; and
- * lack of electrical bonding and grounding.

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 require 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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

- Paint, floor coverings, and other cosmetic items are Specifically Excluded from this report.
- Building code issues above and beyond TREC guidelines are Specifically Excluded from this report.
- All outlets may not have been tested due obstacles in the way (furniture etc).

- This report cannot and does not represent the operation or condition of any items after the date of the time of the inspection.



Structure - Single Family Res..

Weather Conditions - Mostly Cloudy.

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

Present During Inspection - None.

Water – On.

Electricity - On

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

I	NI	NP	D	Inspection Item
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I. STRUCTURAL SYSTEMS

A Foundations

Type of Foundation(s): Foundation Performance Opinion; slab on grade foundation.

Comments:



Common cracks (also known as "corner pops") noted. This is not a structural deficiency; recommend sealing to avoid moisture intrusion. The post tension / Slab on grade foundation are currently performing its function adequately. There are currently no significant signs of differential settlement.

Structural TREC Disclaimer - Note: This is a cursory and visual observation of the conditions and circumstances present at the time of this inspection. We do not make any guarantees or warrant the performance of any foundation for future settlement or movement.

An opinion on the performance of the foundation at the time of the inspection is not a warranty against future settlement or movement. Because floor coverings such as carpet, tile, wood flooring and exterior porches and decks often prevent direct observations of the foundation, in addition to an inspection of the foundation perimeter, we rely on an inspection of symptoms of movement and damage to determine the condition of your foundation.

TREC Limitations

The inspector is not required to: (1) enter a crawlspace or any area where the headroom is less than 18 inches or the access opening is less than 24 inches wide and 18 inches high; (2) provide an exhaustive list of indicators of possible adverse performance; or (3) inspect retaining walls not related to foundation performance.

Consult a reputable company for repairs and itemized estimates for deficiencies to this area. A company may identify and recommend additional items, not noted in this report that requires repair, replacement, or installation. Recommend that all repairs/estimates; that are of concern, are made before closing.

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B Grading & Drainage

Comments:

Guttering -



Gutters and valley's are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist..

Downspouts -



Downspouts - aluminum. Downspouts should drain at least 5' from the foundation and adjusted in a way so that water flows away from the homes foundation.

Grade/Slope -

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Under today's building standards there should be a minimum of (4) inches of foundation visible below the brick or wood veneer. High soil at various areas around the foundation.

TREC Limitations - The inspector is not required to inspect flatwork or detention/retention pond (except as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.

If an underground lot drainage system is observed. It is beyond the scope of this inspection to inspect or perform tests on underground drainage systems. Suggest client obtain information from sellers or verify that the drainage system functions properly prior to closing.

C Roof Covering Materials

Types of Roof Covering: Composition shingles.

Viewed From: "Walked" the roof.

Comments:

Roof Covering Condition



Recommend further evaluation and repair by a roofing specialist due to the areas that is missing granules on the rear slope and the front slope shingles. roofer for best option of repair.

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The shingles on the roof have granules missing at various locations. The Granules protect the matting from the sun's UV rays, with the granules missing from the roof matting the roof will ware uneven. Recommend a roofer for further evaluation as to the longevity of the shingles on the roof due to the missing granules.

Observations/Conditions -



The right front corner fascia should be better sealed to prevent water from entering the home and to help slow down deterioration.

Flashings, Exhaust Flues, Turbines - The sewer vent pipe should be painted to help prevent brittleness.

Roof TREC Disclaimer - Note: If present, tile, wood, metal, and slate roofs are not walked on to avoid causing damages. Not all tiles, wood and slates are checked for attachments. Inspection is limited.

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D Roof Structures & Attics

Viewed From: Most areas in the attic were not accessible and/fault type ceiling.

Approximate Average Depth of Insulation: 8" to 12"

Comments:



Improper securing of attic access drop stairs; recommend repair at one of the steps that have a nut missing.

Attic TREC Disclaimer - The inspector is not required to: (1) enter attics or unfinished spaces where openings are less than 22 inches by 30 inches headroom is less than 30 inches; (2) operate powered ventilators; or (3) provide an exhaustive list of locations of water penetrations.

E Walls (Interior & Exterior)

Comments:

Exterior Finish - wood; brick/stone veneer.



Some areas of wood siding, trim and fascia need resealing/caulking/painted.

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Exterior Finish - Some nails have rust and should be sealed appropriately.

Soffits/Fascia/Trim - Some of the homes trim and siding have what is considered the beginning stage of having serious moisture damage. Recommend taking action now with sealant, paint or what ever is appropriate.

Kitchen Walls - drywall.



Noted are the cabinets, crown molding and base molding not only in the kitchen but through out the house has separation. Not sure as to the exact cause but the damage is cosmetic and not connected to any visible structural damage.

Walls TREC Disclaimer - The inspector is not required to: (1) report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains and other surface coatings; cabinets; or countertops, or (2) provide an exhaustive list of locations of water penetrations, (3) report the condition or presence of awnings, shutters, security devices, or systems.

F Ceilings and Floors

Comments:

Kitchen Floor - The kitchen floor appears to have had a little settlement on the left side. Settlement is normal for all houses. The foundation crawl space pier & beam area appeared to be in good condition. This settlement appears to be normal settlement.

Garage Ceiling - Drywall.



Stress cracking observed in drywall/plaster on the ceiling just to the left of the attic access door. This condition is possibly related to the attic access door slamming shut through out the years.

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G Doors (Interior & Exterior)

Comments:

Bathroom Shower Door - Shower door is loose at the top.

Exterior Doors - The front door dead bolt will not lock. The dead bolt does not line up with the striker.

Master Bathroom Door - The closet door opens & closes without turning the knob. The door may need to be adjusted.

Interior Doors - All egress doors should be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort.

H Windows

Comments:

Living Room Windows - We noted insulated glass windows with defective seals. This means air has leaked in-between the two panes and the fogging and/or water found will always be present. Windows in this condition lose much of their insulating factor and these sashes should be replaced.



Window at the left side has a damaged frame (this is cosmetic only)

Windows TREC Disclaimer - The inspector is not required to: (1) report the condition or presence of awnings, shutters or security devices or systems; (2) determine the cosmetic condition of paints, stains or other surface coatings; (3) exhaustively observe insulated windows for evidence of broken seals; (4) exhaustively observe glazing for identifying labels; or (5) identify specific locations of damage.

Note: Signs of lost seals in the thermal pane windows may appear and disappear due to temperature and humidity changes. Some windows with lost seals may not have been evident at the time of this inspection. Windows only checked for obvious fogging. If some lost seals were noted, recommend all windows be inspected by a specialist for further lost seals.

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I Stairways (Interior and Exterior)

Comments:

Interior Stairs -



Recommend extending handrail. TREC recommends a continuous hand rails from top to bottom.

Stairways TREC Disclaimer - The inspector is not required to exhaustively measure every stairway component.

J Fireplace and Chimneys

Comments:



There is no fire stop at the attic floor. A fire stop is normally made of gypsum board or sheet metal. This is a hazard and should be addressed.

Fireplace/Chimney TREC Disclaimer - The inspector is not required to: (1) verify the integrity of the flue; (2) perform a chimney smoke test; or (3) determine the adequacy of the draft.

Note: In homes with gas-fired appliances and/or wood burning fireplaces; we recommend installation of Carbon Monoxide Detectors.

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K Porches, Balconies, Decks and Carports

Comments:

Porch - concrete;

Side; front rear of home has No rails. In the inspector's opinion, the surface rise is high enough to warrant safety rails. Recommend rails be installed properly.



Step with more than three risers should have a handrail. Railings should also be provided for open sides of porches or decks above 30"; recommend adding rail at the front and the right side and the area at the back yard stairs as safety feature.

L Other - Comments:

Smoke Detectors - Smoke detectors are not tested. Recommend to have an alarm company to inspect before option period ends. All bedrooms and hallways should have a smoke detector. If gas appliances or fireplace is present there should be a carbon monoxide detector as well.

Smoke Detectors - It is recommend that smoke detector batteries be changed upon moving into a house and then upon every daylight savings change date.

II. ELECTRICAL SYSTEMS

A Service Entrance and Panels

Comments:

Exterior Service - Overhead.

Service Entrance - Effective September 1, 2008, The National Electrical Code, Section 210-12, requires that all 120-volt, single phase, 15- and 20-ampere branch circuits

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supplying outlets installed in dwelling unit in bedrooms, family rooms, dining rooms, living rooms, parlors, libraries, dens, sun rooms, recreation rooms, closets, hallways, or similar rooms or areas shall be protected by a listed arc-fault circuit interrupter, combination type installed to provide protection of the branch circuit.

In today standards an electrical panel breaker box is not installed inside a homes interior closet. Use caution when storing clothes.

Panels TREC Disclaimer - The inspector is not required to: (1) determine the present or future sufficiency of service capacity amperage, voltage or the capacity of the electrical system; (2) test arc-fault circuit interrupter devices when the property is occupied or damage to the personal property may result, in the inspector's reasonable judgment; (3) report the lack of arc-fault circuit interrupter protection when the circuits are in conduit; (4) conduct voltage drop calculations; (5) determine the accuracy of over current device labeling; (6) remove covers where hazardous as judged by the inspector; (7) verify the effectiveness of over current devices; or (8) operate over current devices.

B Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper.

Comments:

Exterior Electrical/Outlets - GFCI outlets are required on all exterior electrical outlets. This is a safety concern. GFCI outlets are missing at side location'(s).

Branch Wiring Conductors - All closet and/or pantries that contain lighting, utilize open bulb fixtures. Current building standards require that bulbs in such locations be enclosed for fire safety. Use caution when storing items.

Kitchen Electrical Outlets - It is recommended that all receptacles (except refrigerator) serving kitchen counters should be connected on a GFCI circuit for safety.

Bathroom (2nd floor right side) Outlets/Switches -



Receptacle outlet was not functional and should be repaired.

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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A Heating Equipment

Type of Systems: Forced warm air.

Energy Source: Electric.

Comments:

Manufacturer (heating) - Appears to be functioning as intended mechanically.

Air Filters - Filter is very dirty; recommend replacement of filter.

Flue Vent Piping -



Flue Vent pipe located too close to combustible materials, roof sheathing. There should be at least 1" clearance between the flue pipes and any combustibles. At this time both of the units flue pipes have contact with the roofs sheathing. One of the flues also has contact with the flex duct and this should be changed as well.

HVAC TREC Disclaimer - Note: Thermostats are checked in the manual mode only. Full evaluation of the integrity of a heater exchanger requires dismantling of the furnace and is beyond the scope of this inspection.

Note: Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. Units are not inspected for proper size of efficiency.

B Cooling Equipment

Type of Systems: Central air; Electric. A/C unit not tested when exterior temperature is below 75°. Exterior temperature is 70°.

Comments:

Exterior A/C Unit - Recommend leveling condenser unit to improve efficiency and operation. When a condenser unit is out of level the oil in the compressor could remain on one side of the compressor and cause damage to the unit. Also the leaves should be

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removed from around the unit and the unit should be raised so that the condenser case base is 3" from the ground.

Cooling System Status - The condensation drip pan under the HVAC unit in the attic should be completely under the HVAC unit as to catch condensation. This pan should be adjusted under the pan.



Sections of the insulation on the compressor lines appear to be missing. These lines should be suitably insulated for the proper operation of the compressor. The insulation on the lines at this time is brittle.

C Duct System, Chases, and Vents

Comments:

Air Conditioning Distribution/Ducting - Duct appears to be functioning as intended. Please note that the ducts are not inspected for dirt, lint, dampness, spores etc.

IV. PLUMBING SYSTEM

A Plumbing Supply, Distribution Systems and Fixtures

Location of water meter:

Location of water meter: Left front of property.

Location of main water supply valve: At water meter. **Static water pressure reading -** PSI was not tested due to water leak.

Exterior Plumbing - Backflow device missing to hose bibbs; recommend adding a backflow device to avoid possible contamination of drinking water.

Supply Piping - Pipe split and joint connection apart in the crawl space.

Bathroom Fixtures-Toilet - The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor

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area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber for repair or replacement, as necessary.

Bathroom 2nd floor left side



The shower diverter leaks

water when the shower is on.

Kitchen Sink/Faucet - Water was not on.

Plumbing TREC Disclaimer - Note: Underground pipes or pipes inside wall cannot be inspected for size, leaks or corrosion. Water quality testing for hazards such as lead is not part of this inspection.

Over flow devices on tubs, sinks are not tested to prevent possible damages during test.

B Drains, Wastes, Vents

Comments:

Drainage Piping - Not inspected.

C Water Heating Equipment

Energy Sources: electric.

Capacity: Manufacture: ENVI-RO-TEMP

Manufacture Date: Unknown/Not Visible

Serial #: 9537155820

The life expectancy of this water heater is 8 - 10 year. This is not this inspectors opinion this is an average life.

Comments:

Operations/Connections –

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The water heater flue pipes have contact with combustibles (The roof sheathing). This should be repaired; TREC standards state this is a fire hazard.

Overflow Pan / Drain Line - Water heater is located indoors without an overflow pan/drain line. This may not have been required when the home was built. Recommend the addition of a drain pan and pan drainage or water leak alarm.

D Hydro-Massage Therapy Equipment

Comments:

V. APPLIANCES

A Dishwashers

Comments:

Air-Gap needed for the dishwasher. The high loop method is acceptable.

B Food Waste Disposers *Comments:*

- Appears to be functioning as intended mechanically but a little noise.

C Range Hood and Exhaust Systems

Comments:

- Appears to be functioning as intended mechanically.

D Ranges, Cooktops, and Ovens

Comments:

Cooktop - Electric. Appears to be functioning as intended mechanically.

Range/Oven - Electric. **Appears to be functioning as intended mechanically.**

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No anti-tip bracket noted for oven. While it is not currently required for ovens, it is a manufacturer's recommendation for increased consumer safety.

E Microwave Ovens

Comments:

- Appears to be functioning as intended mechanically.
-

F Mechanical Exhaust Vents and Bathroom Heaters

Comments:

Master Bathroom Ventilation - Bathroom vents into attic, possibly increasing moisture levels and leaving wood susceptible to damage. Suggest re-routing vent to outside

Bathroom Ventilation - Does not appear to turn on by the switch.

G Garage Door Operators

Comments:

H Dryer Exhaust Systems

Comments:

- Dryer is not properly vented, suggest extending vent to the exterior out from under the crawl space.

I Other

Comments:

Appliance TREC Disclaimer - The inspector is not required to: (1) operate or determine the condition of other auxiliary components of inspected items; (2) test for microwave oven radiation leaks; (3) inspect self-cleaning functions; (4) test trash compactor ram pressure; or (5) determine the adequacy of venting systems.

VI. OPTIONAL SYSTEMS

A Landscape Irrigation (Sprinkler) Systems

Comments:

Sprinkler TREC Disclaimer - The inspector is not required to inspect: (A) Automatic function of the timer or control box, (B) rain sensor; or (C) sizing and effectiveness of anti-siphon valves or backflow preventers.

Note: Sprinkler System is operated only in the manual mode only. The inspector does not inspect the automatic function of the timer or control box, the rain sensor or the effectiveness and sizing of anti-siphon valves or back flow preventers. Spray coverage for the sprinkler system was not verified as part of this inspection. Coverage should be monitored for the system and adjusted accordingly to ensure even watering of the

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landscaping.
Underground pipes cannot be judged for breaks or possible root intrusions.

B Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: Comments:

Pool Notes - Note: Knights Home Inspections does not inspect swimming pools.

C Outbuildings

Comments:

D Private Water Wells (A coliform analysis is recommended.)

Type of Pump:

Type of Storage Equipment:

Comments:

E Private Sewage Disposal (Septic) Systems

Type of System:

Septic TREC Disclaimer - Note: Knights Home Inspections does not inspect any type of septic system.

The inspector is not required to:

(A) Excavate or uncover the system or its components; (B) determine the size, adequacy or efficiency of the system; or (C) determine the type of construction used unless readily known without excavation or destructive examination.

F Other

Comments:

Central Vacuum TREC Disclaimer - Does not Inspect the attachments or hoses; or Verify that accessory components are present.

Gas Supply TREC Disclaimer - The inspector is not required to inspect sacrificial anode bonding or for its existence.

Note:Gas supply line connections are checked for detectable leaks with use of a Tiff-Detector (gas leak electronic detection equipment) at location such as: Water heaters, Furnaces, Fireplaces, Cooktop, Ovens, Ranges.

Private Water Well TREC Disclaimer - Inspector is not required to:

(A) Open, uncover, or remove the pump, heads, screens, lines, or other components or parts of the system; (B) determine water quality or potability or the reliability of the water supply or source; or (C) locate or verify underground water leaks.