



# KNUEPPEL INSPECTION SERVICES, INC.

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TREC Professional Inspector #4629  
SBCCI Registered One & Two Family Dwelling Code Certified Inspector #4620

## Property Inspection Report

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**Prepared For:** CLIENT **SAMPLE REPORT**  
(Name of Client)  
**Concerning:** Home in Fort Bend County  
(Address or Other Identification of Inspected Property)

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**By:** Harold & Mary Knueppel (4629&6142) 2002  
(Name and License Number of Inspector) (Date)

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(Name and License Number and Signature of Sponsoring Inspector, if required)

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The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

**The comments on this report reflect my professional opinion.**

**All commented items should be repaired or addressed to clients' satisfaction  
PRIOR TO CLOSING.**

***Comments in italics are generally FYI (For Your Information).***

Directional indicators of right and left are defined by facing the front of the structure from the outside.

This inspection and report were prepared for client's exclusive use. Use of this report by, or liabilities to third parties, present or future owners, and subsequent buyers is specifically excluded. Reliance on this report by third parties, present or future owners and subsequent owners is at their peril. No warranty or guaranties are stated or implied to any party.

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. Comments may be provided by the inspector whether or not an item is deemed in need of repair

I = Inspected NI = Not Inspected NP = Not Present R = Not Functioning or In Need of Repair C = Comment only

I	NI	NP	R	Inspection Item
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### I. STRUCTURAL SYSTEMS

**A. Foundations** (If all crawl space areas are not inspected, provide an explanation.)  
 Comments (An opinion on performance is mandatory.):  
***Slab on grade***

**It is my opinion that this foundation is performing satisfactorily at this time.**

***Keeping consistent moisture around the foundation during dry periods may help prevent foundation movement.***

**B. Grading & Drainage**  
 Comments:

**Grading is not complete. Unable to inspect.**

**C. Roof Covering** (If the roof is inaccessible, report the method used to inspect)  
 Comments:

**Tile roof covering.**

***Inspected from ground level with binoculars.***

**Rain collars on heating units and water heaters need to be sealed.**

**D. Roof Structure and Attic** (If the attic is inaccessible, report the method used to inspect)

Comments:

***Insulation thickness in the attic is approximately 10 inches. The insulation appears to be a little thin if it is R-30.***

**Both attic stairs are missing pivot point screws.**

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### Roof Structure & Attic (Cont)

**The purlin brace support beam (2- 2x12's) in garage attic is bowing and needs more lateral support.**



Beam is being pushed sideways.

**Insulation is missing on the front left vertical wall in right attic access. Insulation needs to be secured better to the wall.**

**E. Walls (Interior & Exterior)**

Comments:

***Mold and fungus detection is not a part of this inspection.***

**Holes in the back left hall closet.**

**Sheetrock repair in the closet by the garage.**

**Damaged spot on right front corner on stucco and hole needs repair.**

**F. Ceilings & Floors**

Comments:

**Good.**

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

Comments:

**Egress doors should have a lock that can be opened without a key or require special knowledge to exit.**

**The lock on the back left interior bathroom door sticks when turned.**

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**Doors (Interior & Exterior) (Cont)**

**Closet door by the garage needs light switch recessed. Door hits hits on switch and frame bends when door is closed.**

**Left front door has a metal strip that catches on the bottom sill, could not open.**

**H. Windows**

Comments:

**Security sensors on two back left bedroom windows and upstairs middle window in back right room are not sealed. Marked with red dot.**

**Upstairs middle window in back right room is missing the screen.**

**I. Fireplace / Chimney**

Comments:

***Pre-fabricated unit with a gas log.***

***Did not light. Gas not on at units.***

**J. Porches, Decks, and Carports (Attached)**

Comments:

**Back porch under construction. Not able to inspect.**

**K. Other**

Comments: **Stairs**

**First carpeted stair riser is more than 3/8 inch higher than lowest stair riser.**

**II. ELECTRICAL SYSTEMS**

**A. Service Entrance & Panels**

Comments:

***The entry cable is aluminum. The rest of the wiring appears to be copper.***

***There are two main breakers each is 200 AMPS.***

**There are no arc-fault breakers installed on bedroom circuits.**

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**B. Branch Circuits** (Report as in need of repair the lack of ground fault circuit protection where required.)

Comments:

**Receptacle in the downstairs T.V. built-in is cracked and should be replaced. Marked with red dot.**

**Polarity is reversed in the upstairs T.V. built-in receptacle. Marked with red dot.**

### III. HEATING, VENTING, AND AIR-CONDITIONING SYSTEMS

**A. Heating Equipment**

Type and Energy Source: **Central System. Natural Gas.**\_\_\_\_\_

Comments:

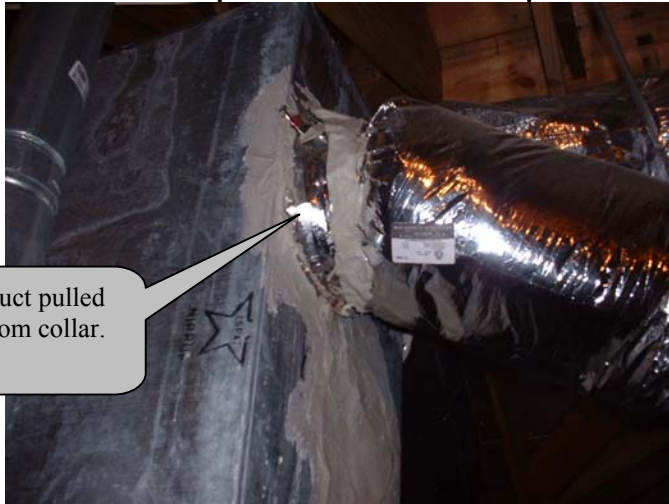
***There are three Trane units, all were inspected visually only. Units have not been started up..***

***Master bedroom unit model #TUE100A960L0. Serial #2013UGH2G.***

***Upstairs unit model #TUE040A92L0. Serial #Z502KG92G.***

***Left side unit model #TUE080A918L0. Serial #20133AL2G.***

**Air leaks on upstairs unit at the top where duct is attached.**

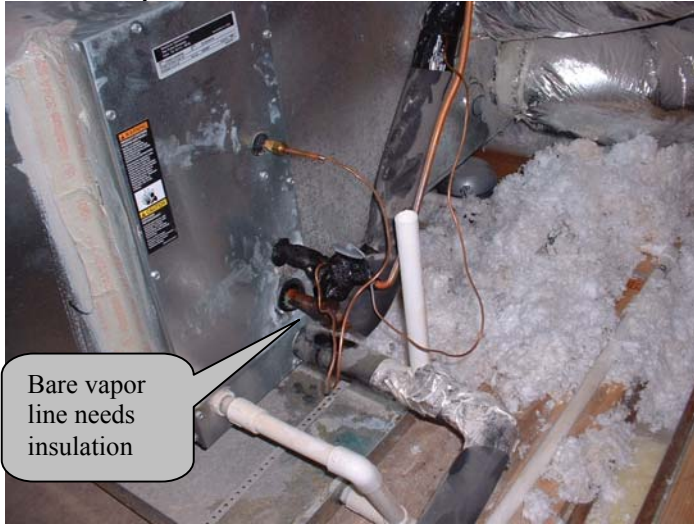


**Condensation cleanouts needs to be covered to prevent air loss.**

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**Vapor line on left side unit needs to be insulated all the way to evaporator coil.**



**B. Cooling Equipment**

Type and Energy Source: **Electric** \_\_\_\_\_

Comments:

***Three Trane Compressor units.***

***Downstairs left side Model #277R2048A1000AA (4-Ton). Serial #22814EU3F.***

***Master bedroom Model #2TTR2024A1000AA (2-Ton). Serial #2254LDF3F.***

***Upstairs unit Model #2TTR2060A1000AA (5-Ton). Serial #2254W581F.***

***The condensate drains lines should be insulated all the way to where they are covered by attic insulation.***



Typical of all units.

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**C. Ducts and Vents**

Comments:

***Foil Covered Flexible duct***

**There is an air register lying in the right attic by raised entry. It appears that it should be installed in the entry area.**



Air register not installed

**Air duct on left side in garage attic is pinched. See below.**



Air duct appears to be restricted

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### IV. Plumbing Systems

**A. Water Supply System and Fixtures**

Comments:

*Piping system appears to be copper.*

**Shower fixture in the back left guest shower is loose on the wall. The hot & cold water is reversed. This is also true in the left and right guest bathrooms, plus the faucet lever turns all the way around in both bathrooms, should have stop points. The faucet lever in the master bath shower also did not have stops.**

**Right side guest toilet is not sealed at the floor.**

**Upstairs bar sink and bathroom lavatory knobs have hot and cold water reversed.**

**B. Drain, Wastes and Vents**

Comments:

*Piping system appears to be PVC.*

**No drain plug in front left guest tub.**

**C. Water Heating Equipment** (Report as in need of repair those conditions Specifically listed as recognized hazards by TREC rules.)

Energy Source: **Natural Gas** \_\_\_\_\_

Comments:

**Temperature/Pressure (T/P) valve was operated. *Manufacture usually recommends the valves be replaced every three years as corrosion in the tank can prevent them from operating correctly***

***Two A.O.Smith 50 gallon tanks. Front tank model #FSG 50 248. Serial #GD01-6594227-529. Back tank model #FSG 50 248. Serial #GL01-0300480-248. Units are piped in parallel.***

**D. Hydro-Therapy Equipment**

Comments:

**No motor access.**

### IV. APPLIANCES

**A. Dishwasher**

Comments:

**Good.**

**B. Food Waste Disposer**

Comments:

**Good.**

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**C. Range Hood**

Comments:  
**Good.**

**D. Ranges / Ovens / Cooktops**

Comments:  
*When the oven is set at 350 degrees it heats to approximately 350 degrees.*  
*Timer and cleaning cycles not checked.*

**E. Microwave Cooking Equipment**

Comments:  
**Good.**

**F. Trash Compactor**

Comments:

**G. Bathroom Exhaust Fans and/or Heaters**

Comments:  
**Exhaust fans exhaust to the soffit. The code states that they should be vented to the outside which can be interrupted to mean through the roof or wall.**

**H. Whole House Vacuum Systems**

Comments:

**I. Garage Door Operators**

Comments:  
*The electric eyes reversed the doors when interrupted. They did not reverse when pressure was applied when closing.*  
  
*Manual latches should be disabled when operators are installed.*

**J. Door Bell and Chimes**

Comments:  
**Good.**

**K. Dryer Vents**

Comments:  
**Good.**

**L. Other Built-in Appliances**

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**IV. OPTIONAL SYSTEMS**

**Lawn Sprinklers**

Comments:

**Swimming Pools and Equipment**

Comments:

**Outbuildings**

Comments:

**Outdoor Cooking Equipment**

Energy Source: \_\_\_\_\_

Comments:

**Gas Line**

Comments:

***Static pressure test was not performed to test for hidden or underground leaks.***

**Water Well** (A coliform analysis recommended)

Type of Pump: \_\_\_\_\_

Type of Storage Equipment: \_\_\_\_\_

Comments:

**Septic Systems**

Comments:

**Security Systems**

Comments:

***Not checked / inspected.***

**Fire Protection Equipment**

Comments:

***Inspection of alarm systems is outside the scope of this inspection. Alarm systems not checked.***

***There should be a smoke alarm in each bedroom and outside each sleeping area in the immediate vicinity of the bedroom.***

***Smoke and carbon monoxide detectors should be checked monthly and batteries replaced annually or as directed by the manufacturer.***