

Allpoints Home Inspections LLC

PROPERTY INSPECTION REPORT FORM

Name of Client: Kevin and Kate Zgorski

Date of Inspection: 2023-09-16

Address of Inspected Property: 6511 Canyon Mist Ln Dickinson , Texas 77539

Name of Inspector: Michael Garcia

TREC License #: 20817

Name of Sponsor (if applicable): NA

TREC License #: NA

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 inspectors 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 manufacturers 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

Today's site inspection was a visual inspection within Texas Standards. At your request a visual inspection was conducted. The report reflects the condition of property at the time of inspection only. The primary purpose of the inspection is to disclose defects that are visible without moving items. The inspection is designed to MINIMIZE / NOT ELIMINATE the risk of possible defects in the home at the time of inspection. The Inspector performs a visual inspection only. At no time are there dismantling of ANY components.

Temperature- 83 degrees , Overcast, Sunny



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

I NI NP D

I. STRUCTURAL SYSTEMS

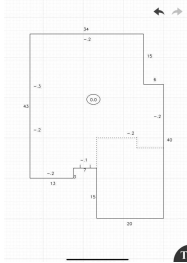
☒☐☐☒ A. Foundations

Type of Foundation(s): Monolithic slab on grade

Comments: Poured slab Disclaimer: The attached elevations are used for non official information only, and should not be used for serious negotiations. Our Home Inspectors are not qualified Professional Engineers and are not attempting to be. Any concerns about the foundation insurability or potential future problems be consulted with a Professional Engineer.

Exposed tension cables observed, right side

Recommend have deficient areas corrected



☒☐☐☒ B. Grading and Drainage

Comments: Moderate slope, The property appears to be engineered properly to assist in proper drainage at time of inspection

Missing splash blocks, several downspouts

Recommend have deficient areas corrected



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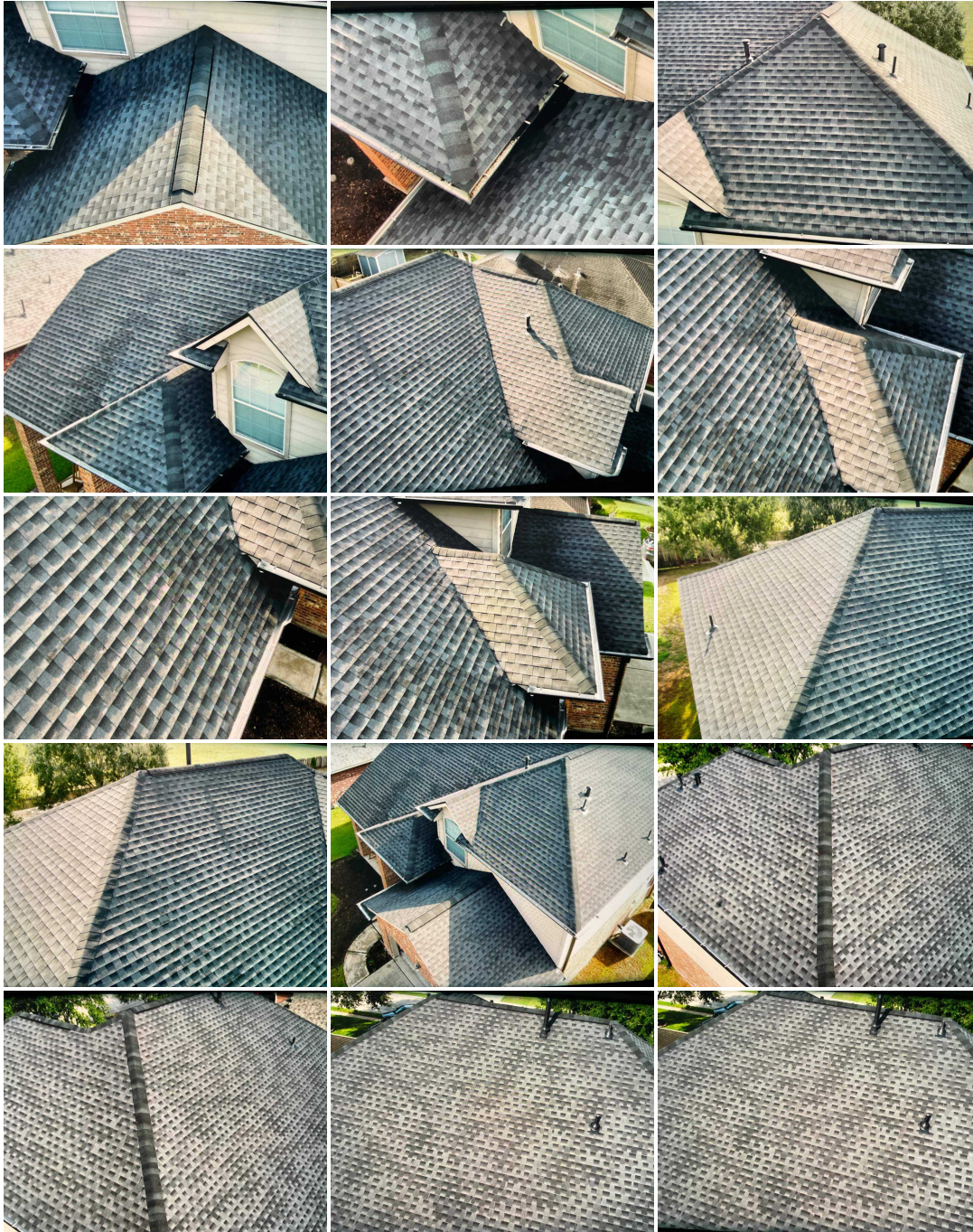
C. Roof Covering Materials

Types of Roof Covering: Gable, Hip

Viewed from: Ground level, Aerial

Comments: Asphalt shingle Limited access and visibility to all areas of the roof.

The roof covering was evaluated and appeared to be installed properly



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C. Roof Covering Materials (continued)



D. Roof Structures and Attics

Viewed from: In the attic

Approximate Average Depth of Insulation: 7 - 12

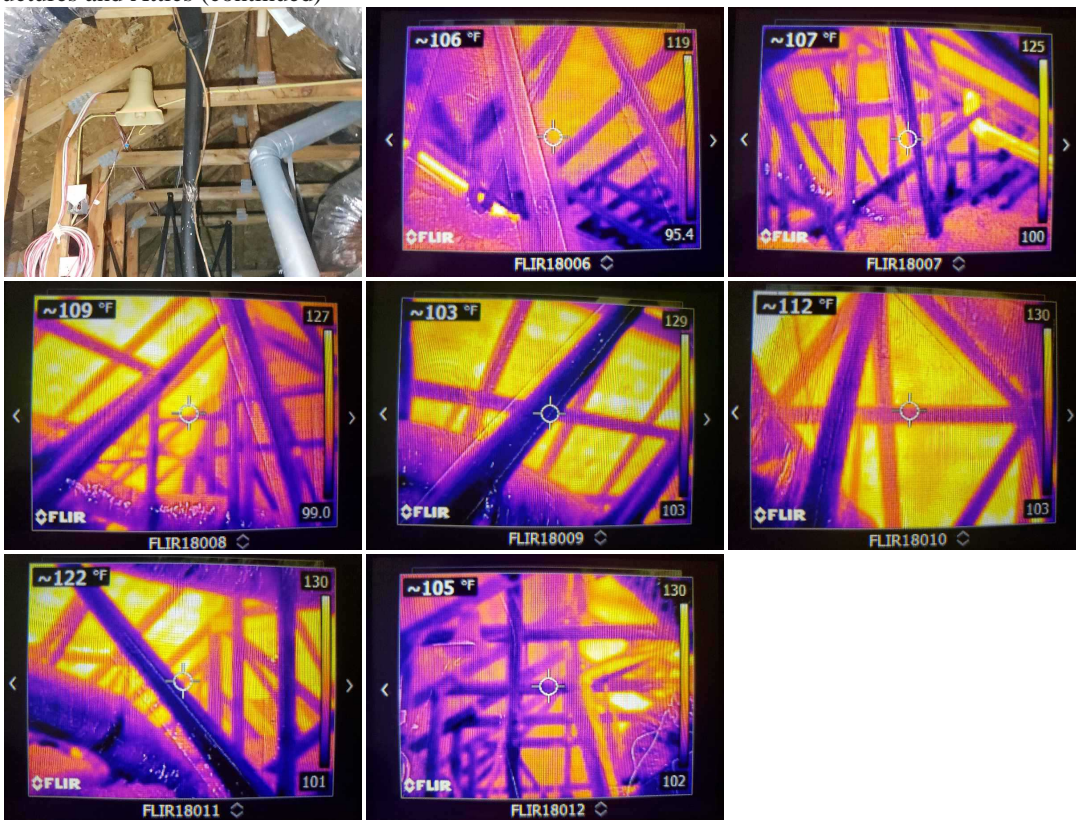
Comments: 2x4 Truss Limited access and visibility to all areas of the attic. Limited flooring



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

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D. Roof Structures and Attics (continued)



E. Walls (Interior and Exterior)

Comments: Drywall/Brick/Wood, Recently painted exterior and interior wall; Painted wall can limit the visibility of potential damages such as moisture stains, cracks

Separations - Exterior siding and trim, front side, right side

Damaged exterior siding/ trim, front side, back side

Rot - Exterior siding and trim, back side

Discoloration observed on exterior wall, left side

Recommend have deficient areas corrected



Client: Kevin and Kate Zgorski

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E. Walls (Interior and Exterior) (continued)



☒☐☐☒ F. Ceilings and Floors

Comments: Drywall and Carpet, Tile, Wood, Recently Painted Ceilings; Painted ceilings can limit visibility to potential damages such as moisture stains, cracks

Flooring - Moderate Wear, carpets are showing wear

☒☐☐☒ G. Doors (Interior and Exterior)

Comments: Wood with glass, Door not Latching, main bathroom, several closets

Recommend have deficient areas corrected



☒☐☐☒ H. Windows

Comments: Vinyl double hung, Missing/damaged window screens observed, several areas

Broken window seals, fog observed between the glass, dining

Recommend have deficient areas evaluated and corrected by a qualified professional



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I. Stairways (Interior and Exterior)

Comments: Wood stairs with wood handrails



J. Fireplaces and Chimneys

Comments: Metal Flue, Limited access or visibility to all areas of the fireplace or chimney chase.

Glass enclosure installed

Fireplace did not ignite when tested with normal functions
Recommend have deficient area corrected



K. Porches, Balconies, Decks, and Carports

Comments: Poured Slab, Covered patio



L. Other

Comments: Occupied Home, Occupied Homes- Furnishings and stored items can limit access and visibility to areas of the home

Driveway Cracks observed

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L. Other (continued)



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments: Square D, Underground service, 100 amp, Copper service entry, Not Labeled , Breaker panels are not clearly labeled

Recommend have deficient area corrected



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper, Romex
Comments: Copper Flickering lights observed, front entry way

Missing light covers, front entry way

No GFCI's in TREC Required areas, garage

Evaluation by a licensed electrician is recommended

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B. Branch Circuits, Connected Devices, and Fixtures (continued)



C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

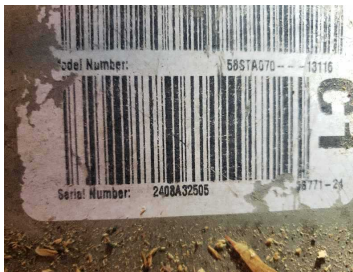
Type of Systems: Forced air

Energy Sources: Natural gas

Comments: Carrier, 2008 Due to age of unit it is recommended to have systems serviced by a professional technician

The heating system did not respond to testing at this time

Recommend have unit evaluated by a qualified Technician

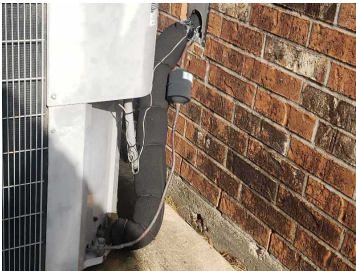


B. Cooling Equipment

Type of Systems: Central A/C, Electric

Comments: Carrier, 2008, 4 ton, 40 amp; evaporator Trane, 2021 Due to age of unit it is recommended to have systems serviced by a professional technician

The cooling system was tested and functioned properly at this time



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B. Cooling Equipment (continued)



C. Duct Systems, Chases, and Vents

Comments: Insulated flex, Limited access and visibility to all areas of the ducts, due to confined area with limited attic flooring



D. Other

Comments:

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I NI NP D

IV. PLUMBING SYSTEMS

☒☐☐☒ A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Curb side

Location of main water supply valve: Side of house

Static water pressure reading: 70 psi

Type of supply piping material: PVC

Comments: PVC Shower diverter not functioning, shower stays on, 2nd floor bathroom

Recommend have deficient area corrected



☒☐☐☒ B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments: PVC Limited access and visibility to areas of the underground drain line

Missing drain stopper, main bathroom sink

Recommend have deficient areas corrected

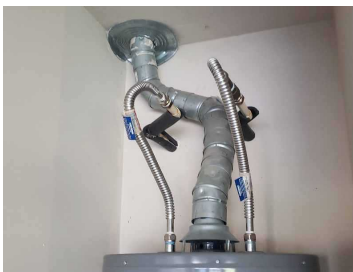
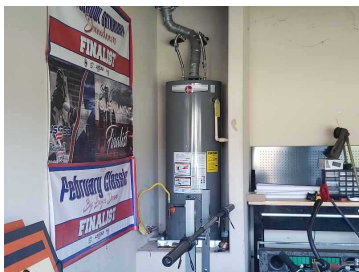


☒☐☐☐ C. Water Heating Equipment

Energy Sources: Natural gas

Capacity: 50 gallon

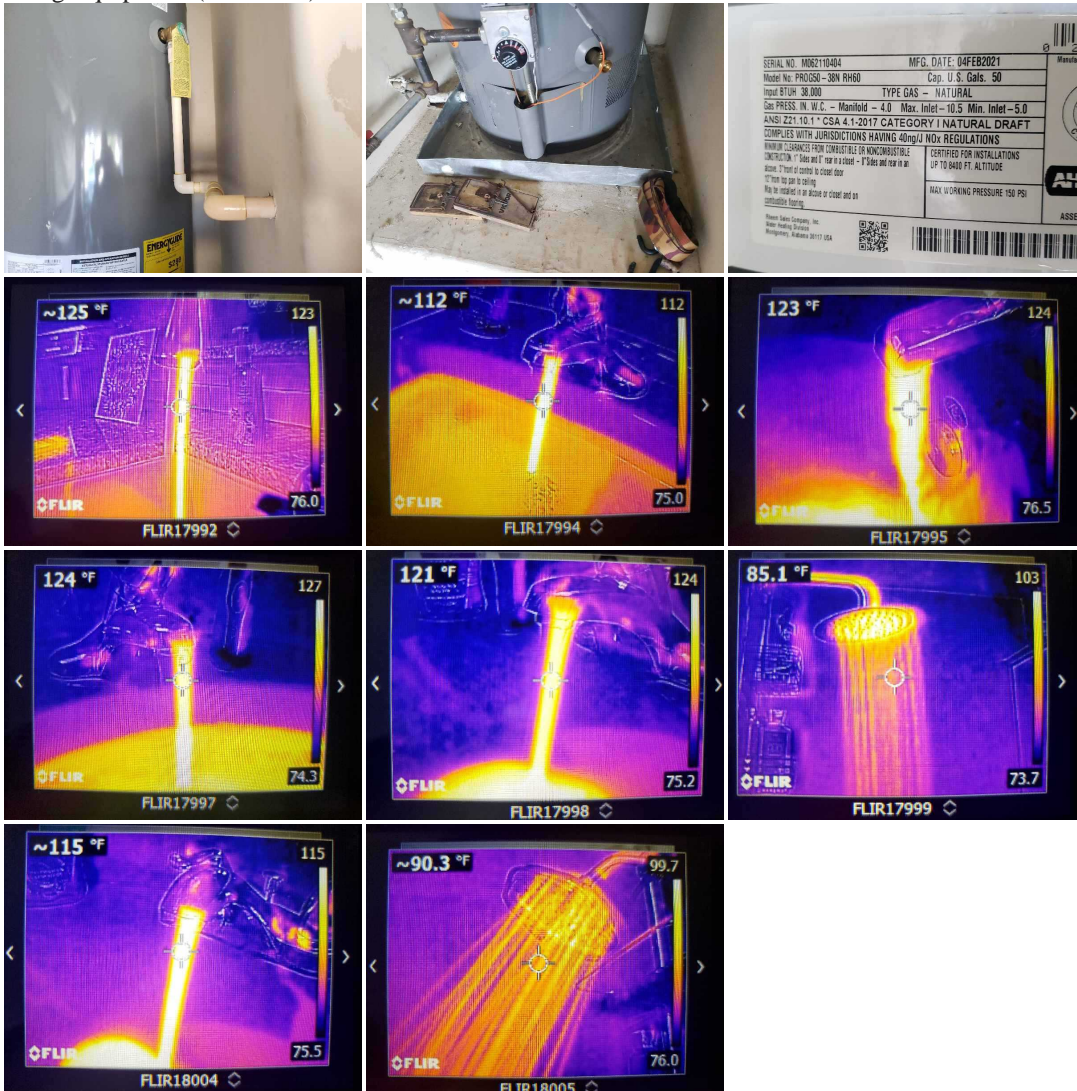
Comments: Rheem, 2021



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C. Water Heating Equipment (continued)



D. Hydro-Massage Therapy Equipment

Comments:

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Exterior surface mount at side of home
 Type of gas distribution piping material: Black iron
 Comments: Black Iron



F. Other

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F. Other (continued)

Comments:

V. APPLIANCES

A. Dishwashers

Comments: Frigidaire, Dishwasher was tested and functioned properly at this time

No highloop installed on the dishwasher drain line, this can lead to water leaks
Recommend have deficient area corrected



B. Food Waste Disposers

Comments: In-Sinkerator, Unit operating properly



C. Range Hood and Exhaust Systems

Comments: General Electric, Vent hood was tested and functioned properly at this time



D. Ranges, Cooktops, and Ovens

Comments: General Electric, Both units were tested and functioned properly at this time

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D. Ranges, Cooktops, and Ovens (continued)



E. Microwave Ovens

Comments: General Electric, Microwave oven was tested and functioned properly at this time



F. Mechanical Exhaust Vents and Bathroom Heaters

Comments: Undetermined, Vent fans were tested.

Vent fan not responding when tested, laundry room

Recommend have deficient area corrected by a qualified Technician



G. Garage Door Operators

Comments: Chamberlain , Unit(s) were tested and functioned properly at this time

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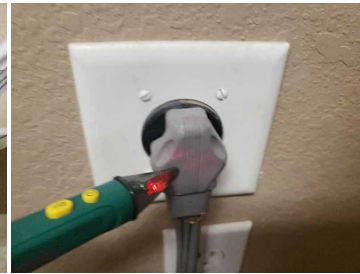
G. Garage Door Operators (continued)



H. Dryer Exhaust Systems

Comments: Metal flex, Limited access and visibility to all areas of the dryer vent

Exhausting to the exterior



I. Other

Comments:

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VI. OPTIONAL SYSTEMS

A. Landscape Irrigation (Sprinkler) Systems

Comments:

B. Swimming Pools, Spas, Hot Tubs, And Equipment

Type of Construction: N/A

Comments:

C. Outbuildings

Comments:

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

Type of Pump: NA

Type of Storage Equipment: NA

Comments:

E. Private Sewage Disposal Systems

Type of System: NA

Location of Drain Field: NA

Comments:

F. Other Built-in Appliances

Comments:

G. Other

Comments:

Summary

I. STRUCTURAL SYSTEMS

- A. Foundations Poured slab, **Disclaimer: The attached elevations are used for non official information only, and should not be used for serious negotiations. Our Home Inspectors are not qualified Professional Engineers and are not attempting to be. Any concerns about the foundation insurability or potential future problems be consulted with a Professional Engineer.**

Exposed tension cables observed, right side

Recommend have deficient areas corrected

Type of Foundation(s): Monolithic slab on grade



- B. Grading and Drainage Moderate slope, **The property appears to be engineered properly to assist in proper drainage at time of inspection**

Missing splash blocks, several downspouts

Recommend have deficient areas corrected



- E. Walls (Interior and Exterior) Drywall/Brick/Wood, **Recently painted exterior and interior wall; Painted wall can limit the visibility of potential damages such as moisture stains, cracks**

Separations - Exterior siding and trim, front side, right side

Damaged exterior siding/ trim, front side, back side

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Discoloration observed on exterior wall, left side

Recommend have deficient areas corrected

Summary (continued)

E. Walls (Interior and Exterior) (continued)

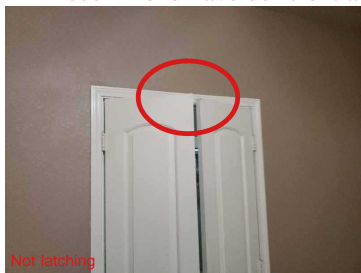


F. Ceilings and Floors Drywall and Carpet, Tile, Wood, Recently Painted Ceilings; Painted ceilings can limit visibility to potential damages such as moisture stains, cracks

Flooring - Moderate Wear, carpets are showing wear

G. Doors (Interior and Exterior) Wood with glass, Door not Latching, main bathroom, several closets

Recommend have deficient areas corrected



H. Windows Vinyl double hung, Missing/damaged window screens observed, several areas

Broken window seals, fog observed between the glass, dining

Recommend have deficient areas evaluated and corrected by a qualified professional

Summary (continued)

H. Windows (continued)



J. Fireplaces and Chimneys Metal Flue, Limited access or visibility to all areas of the fireplace or chimney chase.

Glass enclosure installed

Fireplace did not ignite when tested with normal functions
Recommend have deficient area corrected



L. Other Occupied Home, Occupied Homes- Furnishings and stored items can limit access and visibility to areas of the home

Driveway Cracks observed



II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels Square D, Underground service, 100 amp, Copper service entry, Not Labeled , Breaker panels are not clearly labeled

Recommend have deficient area corrected



Summary (continued)

A. Service Entrance and Panels (continued)



B. Branch Circuits, Connected Devices, and Fixtures Copper, Flickering lights observed, front entry way

Missing light covers, front entry way

No GFCI's in TREC Required areas, garage

Evaluation by a licensed electrician is recommended Type of Wiring: Copper, Romex



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment Carrier, 2008, Due to age of unit it is recommended to have systems serviced by a professional technician

The heating system did not respond to testing at this time

Recommend have unit evaluated by a qualified Technician Type of System: Forced air Energy Source: Natural gas



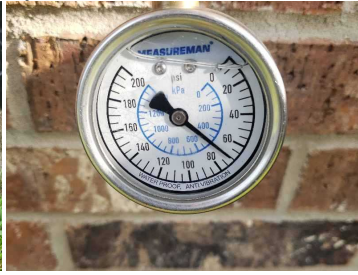
IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures PVC, Shower diverter not functioning, shower stays on, 2nd floor bathroom

Recommend have deficient area corrected Location of water meter: Curb side Location of main water supply valve: Side of house Static water pressure reading: 70 psi Type of supply piping material: PVC

Summary (continued)

A. Plumbing Supply, Distribution Systems and Fixtures (continued)



B. Drains, Wastes, and Vents PVC, Limited access and visibility to areas of the underground drain line

Missing drain stopper, main bathroom sink

Recommend have deficient areas corrected Type of drain piping material: PVC



V. APPLIANCES

A. Dishwashers Frigidaire, Dishwasher was tested and functioned properly at this time

No highloop installed on the dishwasher drain line, this can lead to water leaks

Recommend have deficient area corrected



F. Mechanical Exhaust Vents and Bathroom Heaters Undetermined, Vent fans were tested.

Vent fan not responding when tested, laundry room

Recommend have deficient area corrected by a qualified Technician

