

Marlin Home Inspections



11206 Satin Tail Ln.
Houston , TX 77095

Marlin Home Inspections

1106 Doris St.
Deer Park, TX 77536

Phone 713-569-7604
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INVOICE

SOLD TO:

Mr. David Ralph & Mrs. MaryLou Hernandez

TX

INVOICE NUMBER 20220731-01
INVOICE DATE 07/31/2022

LOCATION 11206 Satin Tail Ln.

REALTOR

DESCRIPTION	PRICE	AMOUNT
Inspection Fee	\$395.00	\$395.00
7/31/2022 Check	(\$395.00)	(\$395.00)
	SUBTOTAL	\$395.00
	TAX	\$0.00
	TOTAL	\$395.00
	BALANCE DUE	\$0.00

THANK YOU FOR YOUR BUSINESS!



PROPERTY INSPECTION REPORT FORM

Mr. David Ralph & Mrs. MaryLou Hernandez <i>Name of Client</i>	07/31/2022 <i>Date of Inspection</i>
11206 Satin Tail Ln., Houston, TX 77095 <i>Address of Inspected Property</i>	
Mitch Rembert <i>Name of Inspector</i>	7745 <i>TREC License #</i>
 <i>Name of Sponsor (if applicable)</i>	 <i>TREC License #</i>

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 inspector's 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 manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

A. Foundations

Type of Foundation(s): Post Tension Slab

Comments:

Signs of Structural Movement, Settling, or Deficiencies.



Corner pop has fallen off the front right corner of foundation.

Performance Opinion: (An opinion on performance is mandatory)

Note: Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

The foundation appears to be properly performing the function intended.

SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

B. Grading and Drainage

Comments:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

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Improper drainage from foundation at: Left side of house.

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: Roof Level

Comments:



Gutter nails are pulling out in several locations.



Leaves / debris in the gutters and downspouts.

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Tree branches are too close to the roof structure.



Lead plumbing vent pipe roof jack is damaged on the right side of the roof.



Downspout is not properly connected to the gutter on the right side of house.

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Downspout is missing the bottom elbow on the left side of house.

D. Roof Structures and Attics

Viewed From: Most areas are obstructed from view or access. Entered attics.
Approximate Average Depth of Insulation: 13"
Approximate Average Thickness of Vertical Insulation: Could not verify.
Comments:

E. Walls (Interior and Exterior)

Comments:

Interior Walls:



Sheetrock is damaged in the garage.

Exterior Walls:

Siding Materials: Brick Stone Wood Wood byproducts Stucco
 Vinyl Aluminum Asbestos Cement Board Other

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Mortar is separated or missing at: Over the left side of front porch.



Caulking / sealant is separated or missing in several locations.

F. Ceilings and Floors

Comments:



Surface cracks in garage concrete top coat.

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Tile is cracked in the front hallway bathroom.



Flooring transition strips are missing for several doorways.

G. Doors (Interior and Exterior)

Comments:

Interior Doors

Exterior Doors

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Front door has a cracked pane of glass.



Back door is not sealed properly.

Garage Doors

Type: Metal Wood Fiberglass Doors / panels are damaged

H. Windows

Comments:

Some windows are difficult to open or close.

Inspection of the windows was limited due to access or window coverings.

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Caulking / plastic , etc. damaged, loose, and / or missing in some locations.

I. Stairways (Interior and Exterior)

Comments:
INTERIOR

EXTERIOR

J. Fireplaces and Chimneys

Comments:

Type of Fireplace: Factory Masonry Free Standing

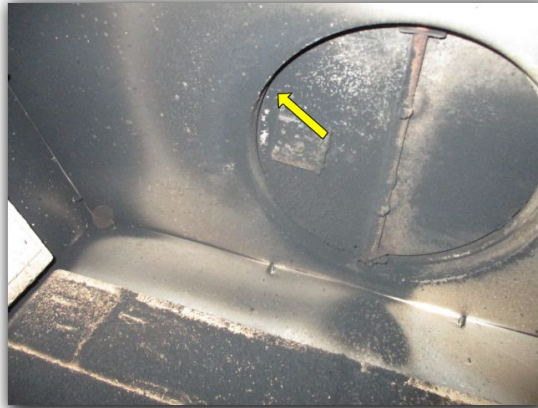
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- Damper Block for the presence of a gas log system.
- Unable to fully view all fireplace components.

K. Porches, Balconies, Decks, and Carports

Comments:



- Driveway has cracked concrete.

L. Other

Comments:

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Comments:

- Overhead Service
- Underground Service

Main Disconnect Panel

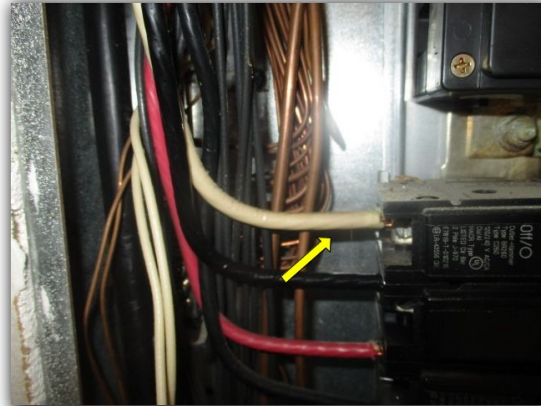
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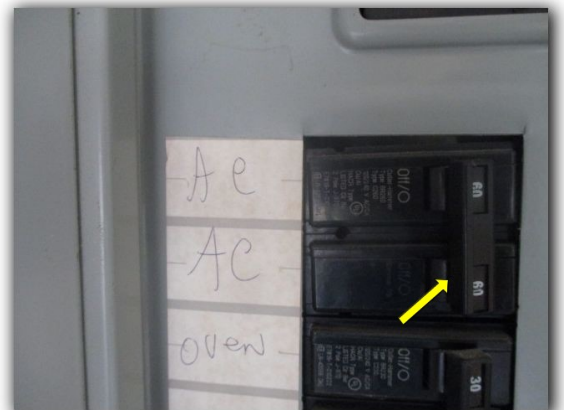
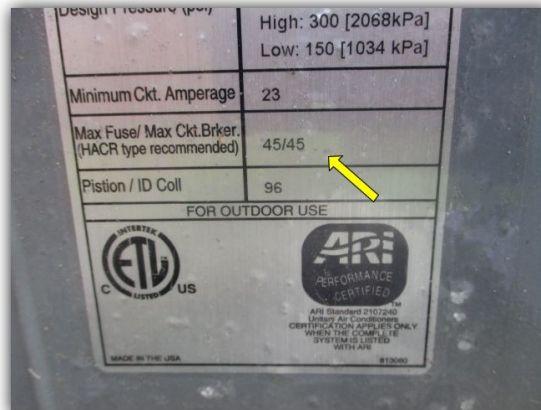
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White wires connected to 240 Breakers should be labeled with black or red electrical tape to indicate these are hot wires.



A/C condensing unit #1:
Specifies max amp breaker of 45 amps and a 60 amp breaker is in use.
Type of Wire: Copper

Panel should be remedied and thoroughly evaluated by a licensed electrician as to present and future performance.

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper Aluminum Conduit _____
Comments:

Outlet and Switches

Recommend all branch circuits be thoroughly evaluated by a licensed electrician for compatibility of wiring devices , appropriate connections, and treatment.

Ground or ARC Fault Circuit Interrupt Safety Protection

Kitchen:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Bathrooms:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Exterior:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Garage:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Living:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Dining:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Laundry:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial				

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A/C Unit: Yes No Partial Pool/Spa/tub: Yes No Partial
Bedroom: Yes No Partial

No GFCI or ARC Fault protection at one or more location. This is considered a recognized safety hazard.

Fixtures

Smoke and Fire Alarms

Other Electrical System Components



Doorbell button is loose.

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of System: Central

Energy Source: Gas

Comments:

B. Cooling Equipment

Type of System: Central - Air Conditioner

Comments:

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- Unit #1:
Supply Air Temp: 64 °F Return Air Temp: 77 °F Temp. Differential: 13 °F
- Unit #2:
Supply Air Temp: ____ °F Return Air Temp: ____ °F Temp. Differential: ____ °F
- Temperature differential is not within range of 14-23 degrees Fahrenheit.



- Condenser unit coil fins are dirty.



- Condenser unit is not level or 3" above grade.

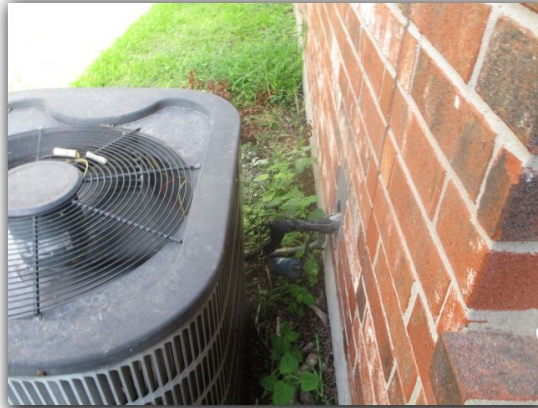
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- Condenser installed too close to structure <18".
- Rust in auxiliary/secondary drain pan.
- . Recommend cleaning, servicing, and / or further evaluation by a licensed professional.

C. Duct Systems, Chases, and Vents

Comments:

Type of Ducting: Flex Ducting Duct Board Metal



- Return air filter needs to be replaced.

D. Other

Comments:

IV. PLUMBING SYSTEMS

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Front Yard Functional Flow Inadequate

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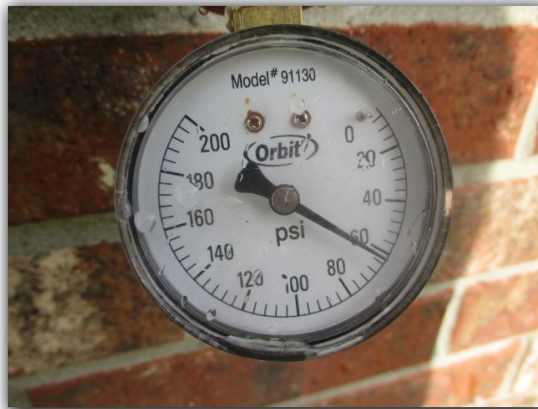
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Location of main water supply valve: Garage



Static water pressure reading: 62 Psi. below 40 psi above 80 psi
 Lack of reducing valve over 80 psi

Type of supply piping material: Copper
Comments:

Water Source: Public Private Sewer Type: Public Private

Sinks

Comments: _____



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- Low cold water pressure/volume for kitchen sink.

Bathtubs and Showers

Comments: _____



- Valve handle is missing for the primary bathroom shower.

Commodes

Comments: _____

Washing Machine Connections

Comments: _____

- Washing machine not connected at this time - faucets, drains not tested for proper operation.

Exterior Plumbing

Comments: _____

-

B. Drains, Wastes, and Vents

Type of drain piping material: Pvc

Comments:

-

C. Water Heating Equipment

Energy Source: Gas

Capacity: 50 Gallons

Comments:

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Corrosion at isolation valve or plumbing connections.

Water heater Temperature and Pressure Relief Valve

D. Hydro-Massage Therapy Equipment

Comments:



Access panel is inaccessible without using tools.

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Left Exterior Wall

Type of gas distribution piping material: Black steel

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Comments:



Gas ports should be capped off when not in use.(Laundry Room).

F. Other

Comments:

V. APPLIANCES

A. Dishwashers

Comments:



No anti-siphon loop at the drain line.

Unit is not properly secured to cabinet.

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Unit is improperly leveled. Appears pieces of flooring is shimmed underneath unit.

B. Food Waste Disposers

Comments:

C. Range Hood and Exhaust Systems

Comments:

D. Ranges, Cooktops, and Ovens

Comments:

Range Type: Electric Gas

Oven(s):

Unit #1: Electric Gas

Tested at 350°F, Variance noted: 350 °F (max 25°F)

Unit #2: Electric Gas

Tested at 350°F, Variance noted: 350 °F (max 25°F)



Bottom unit needs to be cleaned.(Fire Hazard).

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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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E. Microwave Ovens

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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G. Garage Door Operators

Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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H. Dryer Exhaust Systems

Comments:

Recommend cleaning dryer vent pipe and cover at least once a year.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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I. Other

Comments:

VI. OPTIONAL SYSTEMS

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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A. Landscape Irrigation (Sprinkler) Systems

Comments: