## **Marlin Home Inspections**



11206 Satin Tail Ln. Houston , TX 77095

## **Marlin Home Inspections**

## INVOICE

1106 Doris St. Deer Park, TX 77536

Phone 713-569-7604 mitchrembert72@gmail.com

SOLD TO:	INVOICE NUMBER	20220731-01
	INVOICE DATE	07/31/2022
Mr. David Ralph & Mrs. MaryLou Hernandez		
тх	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 Name of Client	07/31/2022 Date of Inspection	
11206 Satin Tail Ln., Houston , TX 77095 Address of Inspected Property		
Mitch Rembert Name of Inspector	7745 TREC License #	
Name of Sponsor (if applicable)	TREC License #	

#### 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.

#### 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 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.

	ADD	ITIONAL INFORM	MATION PROVIDED BY	INSPECTOR	
Present at Inspection:	🗹 Buyer	Selling Agent	Listing Agent	☐ Occupant	
Building Status:	✓ Vacant	Owner Occupie	d Tenant Occupied	☐ Other	
Weather Conditions:	🗹 Fair	Cloudy	Rain	Temp: <u>90 Deg. F.</u>	
Utilities On:	🗹 Yes	□ No Water	No Electricity	□ No Gas	
Special Notes:					
_			E OR OBSTRUCTED AR		
✓ Sub Flooring		🗹 Attic S	pace is Limited - Viewed fror	n Accessible Areas	
Floors Covered		🗹 Plumbi	ing Areas - Only Visible Plun	nbing Inspected	
☑ Walls/Ceilings Covere	d or Freshly I	Painted 🗹 Siding	Over Older Existing Siding		
Behind/Under Furnitur	e and/or Stor	ed Items 🗹 Crawl	Space is limited - Viewed Fro	om Accessible Areas	
Mold/Mildew investig	ations are NC	T included with this	report; it is beyond the scope	e of this inspection at the present tim	e. Any

reference of water intrusion is recommended that a professional investigation be obtained.

NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE. THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.

I=Inspected	NI=Not Inspected	NP=Not Present	<b>D=Deficient</b>	
I NI NP D				
		I. STRUCTURAL SY	STEMS	

### IUKAL SYSIEMS

#### $\Box \Box \Box \Box$ 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.

## $\overline{\mathsf{M}} \square \square \overline{\mathsf{M}}$

## **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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I NI NP D				



 $\blacksquare$  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*:





 $\blacksquare$  Gutter nails are pulling out in several locations.



 $\blacksquare$  Leaves / debris in the gutters and downspouts.

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



 $\blacksquare$  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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I NI NP D				



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

 $\boxdot \Box \Box \Box$ 

#### **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*:

## $\boxdot \Box \Box \blacksquare$

### E. Walls (Interior and Exterior) Comments: Interior Walls:



 $\blacksquare$  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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I NI NP D				



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



 $\blacksquare$  Caulking / sealant is separated or missing in several locations.

 $\blacksquare \square \square \blacksquare$ 

F. Ceilings and Floors

Comments:



Surface cracks in garage concrete top coat.

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I NI NP D			



 $\blacksquare$  Tile is cracked in the front hallway bathroom.



 $\blacksquare$  Flooring transition strips are missing for several doorways.

 $\blacksquare \square \blacksquare \blacksquare$ 

G. Doors (Interior and Exterior) Comments: Interior Doors

**Exterior Doors** 

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I NI NP D			



 $\blacksquare$  Front door has a cracked pane of glass.



Back door is not sealed properly.

## Garage Doors

Type: ☑ Metal □ Wood □ F

□ Fiberglass □ I

Doors / panels are damaged

- $\boxdot \Box \Box \checkmark$
- H. Windows

*Comments*:

 $\blacksquare$  Some windows are difficult to open or close.

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

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





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

 Image: Stairways (Interior and Exterior)

 Comments:

 INTERIOR

EXTERIOR

- $\boxdot \Box \Box \blacksquare$
- J. Fireplaces and Chimneys Comments: Type of Fireplace: ☑ Factory

□ Masonry

□ Free Standing

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I NI NP D				



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

## $\boxdot \Box \Box \blacksquare$

## 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 ✓
```

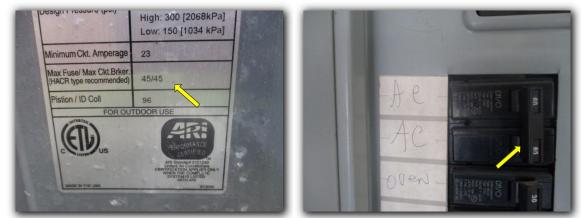
## Overhead Service I Underground Service

## Main Disconnect Panel

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I NI NP D				



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



 $\checkmark$  A/C condensing unit #1: Specifies max amp breaker of <u>45</u> amps and a <u>60</u> 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*:  $\square$  Copper  $\square$  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:	🗹 Yes	🗆 No	□ Partial	Bathrooms:	🗹 Yes	🗆 No	Partial
Exterior:	🗹 Yes	🗆 No	Partial	Garage:	🗹 Yes	🗆 No	Partial
Living:	🗆 Yes	🗹 No	Partial	Dining:	🗆 Yes	🗹 No	Partial
Laundry:	🗆 Yes	🗹 No	Partial				

Report Identification:	<u>20220731-01, 1</u>	1206 Satin	Tail Ln., H	Houston, TX			
I=Inspected	NI=Not Insp	ected	NP=	Not Present	D=Deficient		
I NI NP D							
	A/C Unit: Bedroom:	☑ Yes □ Yes	□ No ☑ No	□ Partial □ Partial	Pool/Spa/tub: 🗹 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.

 $\Box \square \Box \Box \Box C. Other Comments:$ 

V		

## **III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

### A. Heating Equipment *Type of System*: Central

Energy Source: Gas Comments:

## Image: Cooling Equipment

*Type of System*: Central - Air Conditioner *Comments*:

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## ☑ Unit #1:

Supply Air Temp: <u>64</u> °F Return Air Temp: <u>77</u> °F Temp. Differential: <u>13</u> °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.



 $\blacksquare$  Condenser unit coil fins are dirty.



 $\square$  Condenser unit is not level or 3" above grade.

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I NI NP D				

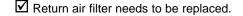


Condenser installed too close to structure <18".

- Rust in auxiliary/secondary drain pan.
- $\blacksquare$ . Recommend cleaning, servicing, and / or further evaluation by a licensed professional.

$\checkmark$			$\mathbf{\nabla}$
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C. Duct Systems, Chases, and Vents Comments: Type of Ducting: ☑ Flex Ducting □ Duct Board □ Metal 



**D.** Other *Comments*:

## **IV. PLUMBING SYSTEMS**

A. Plumbing Supply, Distribution Systems and Fixtures Location of water meter: Front Yard 
Functional Flow Inadequate

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



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: D Public D Private

### Sinks Comments:



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

☑ Low cold water pressure/volume for kitchen sink.

## Bathtubs and Showers Comments:



 $\checkmark$  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** 

 $\boxdot \Box \Box \Box$ 

## **B.** Drains, Wastes, and Vents

*Type of drain piping material: Pvc Comments:* 

 $\boxdot \Box \Box \blacksquare$ 

C. Water Heating Equipment

*Energy Source*: Gas *Capacity*: 50 Gallons *Comments*:

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I NI NP D				



 $\blacksquare$  Corrosion at isolation value or plumbing connections.

### Water heater Temperature and Pressure Relief Valve

 $\boxdot \Box \Box \boxdot$ 

## D. Hydro-Massage Therapy Equipment

Comments:



 $\blacksquare$  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

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

Comments:



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



F. Other

Comments:

☑ No anti-siphon loop at the drain line.☑ Unit is not properly secured to cabinet.

A. Dishwashers Comments:

## **V. APPLIANCES**

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



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

V		
V		
$\checkmark$		☑

C. Range Hood and Exhaust Systems

**B.** Food Waste Disposers

Comments:

Comments:

$\Box \square$	D.	Ranges, Cooktops, and Ovens		
		Comments:		
		Range Type:	Electric	🗹 Gas

## Oven(s):

Unit #1: ☑ Electric □ Gas Tested at 350°F, Variance noted: <u>350</u>°F (max 25°F) Unit #2: ☑ Electric □ Gas Tested at 350°F, Variance noted: <u>350</u>°F (max 25°F)

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

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	E. Microwave Ovens Comments:		
	F. Mechanical Exhaust Vents Comments:	and Bathroom Heaters	
	G. Garage Door Operators Comments:		
	<ul> <li>H. Dryer Exhaust Systems</li> <li><i>Comments</i>:</li> <li>☑ Recommend cleaning of</li> </ul>	dryer vent pipe and cover at	least once a year.
	I. Other Comments:		
	V A. Landscape Irrigation (Sprin Comments:	I. OPTIONAL SYSTEM	MS