# HIS - Home Inspection Services



1419 Harris Ave
Pasadena, TX 77506

# PROPERTY INSPECTION REPORT FORM

| | |
|---|---|
| | 09/04/2026 |
| *Name of Client* | *Date of Inspection* |
| 1419 Harris Ave, Pasadena, TX 77506 | |
| *Address of Inspected Property* | |
| Mark McCullough | TREC 9139 |
| *Name of Inspector* | *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.

### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

| | | | | |
|---|---|---|---|---|
| Present at Inspection: | ☐ Buyer | ☐ Selling Agent | ☐ Listing Agent | ☐ Occupant |
| Building Status: | ☑ Vacant | ☐ Owner Occupied | ☐ Tenant Occupied | ☐ Other |
| Weather Conditions: | ☑ Fair | ☐ Cloudy | ☐ Rain | Temp: _____ |
| Utilities On: | ☑ Yes | ☐ No Water | ☐ No Electricity | ☐ No Gas |

Special Notes: _____

### INACCESSIBLE OR OBSTRUCTED AREAS

| | |
|---|---|
| ☑ Sub Flooring | ☑ Attic Space is Limited - Viewed from Accessible Areas |
| ☑ Floors Covered | ☑ Plumbing Areas - Only Visible Plumbing Inspected |
| ☑ Walls/Ceilings Covered or Freshly Painted | ☑ Siding Over Older Existing Siding |
| ☑ Behind/Under Furniture and/or Stored Items | ☐ Crawl Space is limited - Viewed From Accessible Areas |

☑ Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time. 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.**

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## I. STRUCTURAL SYSTEMS

☑ ☐ ☐ ☑ **A. Foundations**

*Type of Foundation(s)*: Slab

*Comments*:

**Signs of Structural Movement or Settling**





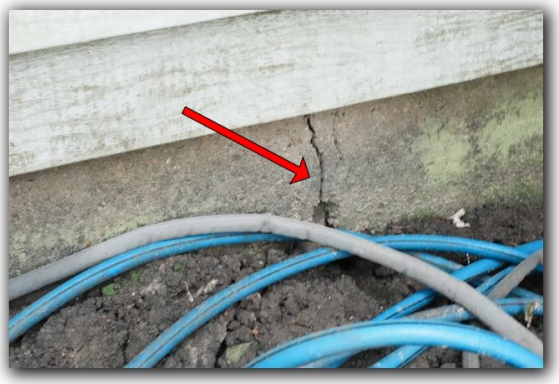

☑ Evidence of previous foundation repair obtain warranty and transfer

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| I | NI | NP | D |
|---|---|---|---|







☑ Visible grade beam cracks



☑ Cracks in exposed concrete floors

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|---|---|---|---|





☑ Floors not level

**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.*

☑ Structural movement and or settling noted; however, the foundation is supporting the structure at this time.

***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

☑ Erosion or ponding next to foundation



☑ Inadequate grading clearance to exterior wall surface

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|---|---|---|---|



☑ Soil to slab separation yard around foundation needs watering







☑ Level lot, does not facilitate proper drainage

☑ ☐ ☐ ☑ **C. Roof Covering Materials**

*Type(s) of Roof Covering*: Composition Asphalt Shingles
*Viewed From*: Roof Level
*Comments*:

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☑ Roof decking deflection and / or sagging









☑ Trim, soffit, fascia boards are in need of repair

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|---|---|---|---|





☑ Improper clearance between roof and siding



☑ Flashing is lifting, ill configured, or missing

☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

*Viewed From*: Some areas Obstructed from view
*Approximate Average Depth of Insulation*:0-10
*Approximate Average Thickness of Vertical Insulation*:6
*Comments*:

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☑ Water stained decking



☑ Some rafter separation

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☑ Evidence of rodents



☑ Loose brace



☑ Evidence of insulation voids

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☑ Missing purlin braces

☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

*Comments*:

**Interior Walls:**

☑ Visible tape joints, poor finish in some areas

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## Exterior Walls:

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






☑ Damaged siding

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| I | NI | NP | D |
|---|---|---|---|







☑ Caulking / sealant is separated or missing in some areas

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| I | NI | NP | D |
|---|---|---|---|







☑ Wood siding is water damaged in some areas



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|---|---|---|---|

| I | NI | NP | D |
|---|---|---|---|

☑ Inadequate clearance between siding and deck

☑ ☐ ☐ ☑ **F. Ceilings and Floors**

*Comments*:






☑ Ceiling cracks, tape joints, nail pops, patches, stains and or poor finish in some areas



☑ Missing tile grout in kitchen

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|---|---|---|---|

| I | NI | NP | D |
|---|---|---|---|



☑ Ceiling Missing at Garage

☑ ☐ ☐ ☑ **G. Doors (Interior and Exterior)**

*Comments*:

### Interior Doors



☑ Doors rub, stick or hit frames: living room closet door

### Exterior Doors

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|---|---|---|---|



☑ Back door is hinged / swings to the outside



☑ Double cylinder locks pose safety consideration



☑ Doors rub, stick or hit frames: front storm door

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### Garage Doors

**Type:** ☑ Metal ☐ Wood ☐ Fiberglass



☑ Doors / panels are damaged

☑ ☐ ☐ ☑ **H. Windows**

*Comments*:



☑ Missing flashing above windows

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|---|---|---|---|

| I | NI | NP | D |
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☑ Window is not operating properly in dining room, bathroom, back bedroom





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|---|---|---|---|

☑ Cracked windows kitchen, living room, middle bedroom



☑ Damaged window lock



☑ Inspection of the windows was limited due to solar screens





☑ Caulking damaged and or missing

☐ ☑ ☑ ☐ **I. Stairways (Interior and Exterior)**

*Comments*:

**INTERIOR**

**EXTERIOR**

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|---|---|---|---|---|

☐ ☑ ☑ ☐ **J. Fireplaces and Chimneys**

*Comments*:

**Type of Fireplace:** ☐ Factory ☐ Masonry ☐ Free Standing

☑ ☐ ☐ ☑ **K. Porches, Balconies, Decks, and Carports**

*Comments*:



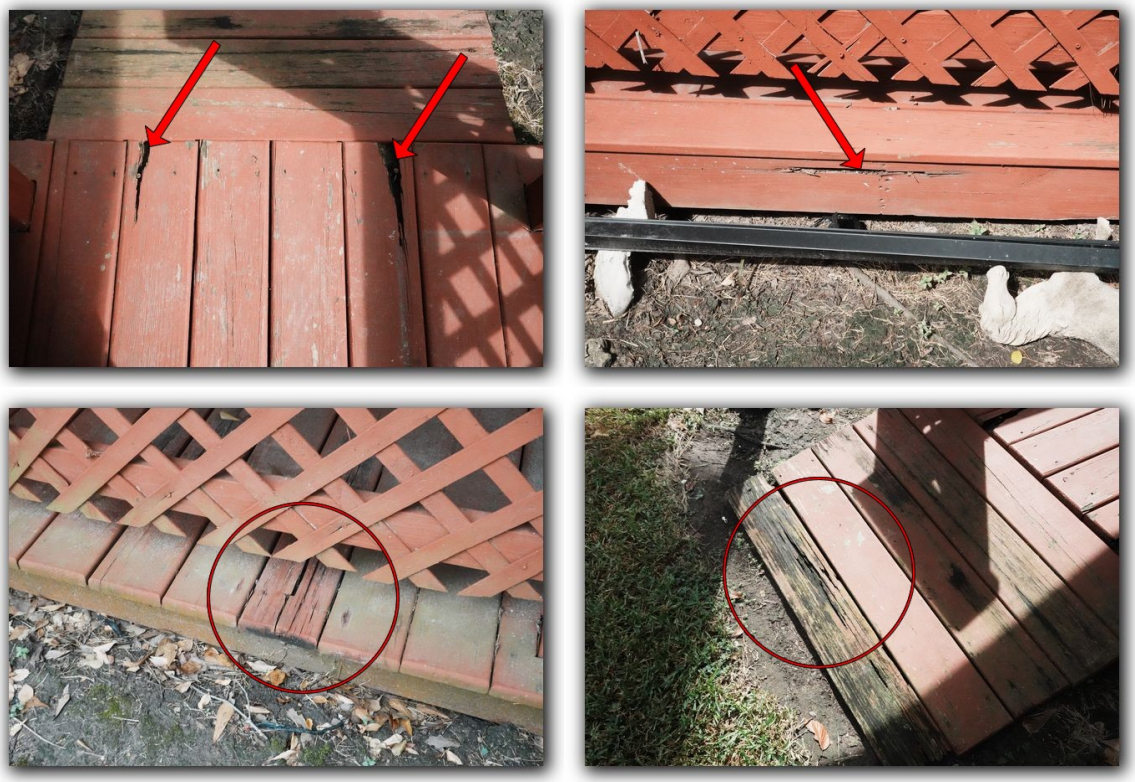




☑ Cracks in driveway, patio, sidewalk

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|---|---|---|---|



☑ Damaged deck boards

☑ ☐ ☐ ☑ **L. Other**

*Comments*:



☑ Gate and fence need repair

## II. ELECTRICAL SYSTEMS

☑ ☐ ☐ ☑ **A. Service Entrance and Panels**

*Comments*:

☑ Overhead Service ☐ Underground Service

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| I | NI | NP | D |
|---|---|---|---|

### Main Disconnect Panel 125 amp



☑ Missing ARC Fault protection

☑ ☐ ☐ ☑ **B. Branch Circuits, Connected Devices, and Fixtures**

*Type of Wiring*: ☑ Copper ☐ Aluminum Conduit _____

*Comments*:

### Outlet and Switches



☑ Missing junction box in attic

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

| I | NI | NP | D |
|---|---|---|---|






☑ Test indicate open grounds on some outlets




☑ Exposed wires

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☑ GFCI are not properly installed or operate properly bathroom

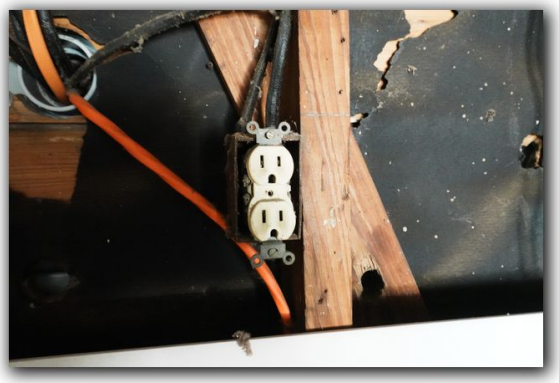


☑ Loose, damaged, missing outlets / switches / covers

| I=Inspected | NI=Not Inspected | NP=Not Present | D=Deficient |
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### Ground Fault Circuit Interrupt Safety Protection





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

### Fixtures




☑ Ceiling fans in need of repair noisy and one speed

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

| I | NI | NP | D |
|---|---|---|---|



☑ Light fixtures inoperable or in need of repair

**Smoke and Fire Alarms**

☑ Smoke alarms are not present in each sleeping area

☑ No smoke alarm in hallway

☐ ☑ ☐ ☐ **C. Other**

*Comments*:

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☑ ☐ ☐ ☐ **A. Heating Equipment**

*Type of System*: Central

*Energy Source*: Gas

*Comments*:



☑ Performing as intended at time of inspection

☑ ☐ ☐ ☑ **B. Cooling Equipment**

*Type of System*: Central

*Comments*:

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|---|---|---|---|

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|---|---|---|---|

☑ Unit #1: 3 TON 2022



☑ Temperature differential is within range of 14-23 degrees Fahrenheit



☑ Refrigerant lines not properly insulated in Attic



☑ Improper condensate line termination point

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| I | NI | NP | D |
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☑ Condensate line terminates too close to structure
☑ 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



☑ Ducts are not properly routed and or touching

☐ ☑ ☐ ☐ **D. Other**
*Comments*:

## IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**
*Location of water meter*: Front
*Location of main water supply valve*: Front
*Static water pressure reading*: 55
*Type of supply piping material:PEX*
*Comments*:
**Water Source:** ☑ Public ☐ Private **Sewer Type:** ☑ Public ☐ Private

### Sinks

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

| I | NI | NP | D |
|---|---|---|---|

**Comments:** _____



☑ Damaged, separated countertop





☑ Loose faucet handles and missing aerator

**Bathtubs and Showers**
**Comments:** _____





☑ Caulking or grout missing or damaged

**Commodes**
**Comments:** _____



☑ Loose at floor mounting

**Washing Machine Connections**
**Comments:** _____



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

**Exterior Plumbing**
**Comments:** _____



☑ Exterior hose bibs do not have back-flow prevention

☑ ☐ ☐ ☑ **B. Drains, Wastes, and Vents**
*Type of drain piping material: Cast Iron & PVC*
*Comments*:

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|---|---|---|---|

| I | NI | NP | D |
|---|---|---|---|





☑ Slow and leaking sink drain in bathroom

☑ Consult owner about any drain repairs and or inspections after foundation repairs

☑ ☐ ☐ ☑ **C. Water Heating Equipment**

*Energy Source*: Gas

*Capacity*: 40 gallon

*Comments*:



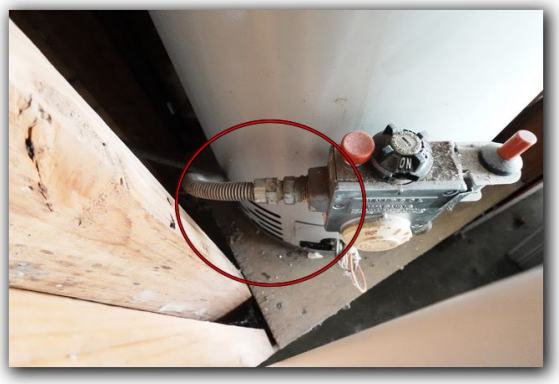
☑ Improper vent pipe termination



☑ Double wall vent pipe required

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|---|---|---|---|



☑ Missing sediment trap on gas line



☑ Lack of pan and drain system





☑ T/P valve drain line is not plumbed to the exterior

☐ ☑ ☑ ☐ **D. Hydro-Massage Therapy Equipment**
*Comments*:

☑ ☐ ☐ ☐ **E. Gas Distribution Systems and Gas Appliances**
*Location of gas meter*: Backside of House
*Type of gas distribution piping material*: Steel

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| I | NI | NP | D |
|---|---|---|---|

*Comments*:



☐ ☑ ☐ ☐ **F. Other**

*Comments*:

## V. APPLIANCES

☐ ☑ ☑ ☐ **A. Dishwashers**

*Comments*:

☐ ☑ ☑ ☐ **B. Food Waste Disposers**

*Comments*:

☑ ☐ ☐ ☑ **C. Range Hood and Exhaust Systems**

*Comments*:



☑ Filter is dirty / greasy

☑ ☐ ☐ ☑ **D. Ranges, Cooktops, and Ovens**

*Comments*:

**Range Type:** ☐ Electric ☑ Gas

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☑ Inoperable front left burner



☑ Absence of anti-tilt device

☑ ☐ ☐ ☑ **E. Microwave Ovens**

*Comments*:



☑ Cracked trim / panel

☐ ☑ ☑ ☐ **F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments*:

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|---|---|---|---|---|

☐ ☑ ☑ ☐ **G. Garage Door Operators**
*Comments*:

☑ ☐ ☐ ☑ **H. Dryer Exhaust Systems**
*Comments*:



☑ The lack of a dryer vent system when provisions are present for a dryer

☐ ☑ ☐ ☐ **I. Other**
*Comments*: