



FLEX INSPECTIONS, LLC

(845)304-8079

[flexinspects@gmail.com](mailto:flexinspects@gmail.com)



Valued Client  
321 Example Ave  
Houston, TX 77064



Inspector

**Felix Sabba**

27140-PI

(845)304-8079 | [flexinspects@gmail.com](mailto:flexinspects@gmail.com)



# PROPERTY INSPECTION REPORT FORM

|                                                                      |                                          |
|----------------------------------------------------------------------|------------------------------------------|
| Name of Client                                                       | 04/24/2026 8:00 am<br>Date of Inspection |
| 321 Example Ave., Houston, TX 77064<br>Address of Inspected Property |                                          |
| Felix Sabba<br>Name of Inspector                                     | 27140-PI<br>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 (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.

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### **ADDITIONAL INFORMATION PROVIDED BY INSPECTOR**

*Occupancy:* Vacant

*In Attendance:* Buyer

*Weather Conditions:* Humid

*Temperature (Approximate):* 70-80

*The direction the building faces:* South

*Vacant Home Limitations:*

This house was vacant / unoccupied at the time of inspection. Vacant and unoccupied houses present unique challenges for home inspection, especially the piping and wiring systems which have not be subject to regular use prior to the inspection. While these systems can be tested during inspection, this one-time test is quite different than regular use and it is difficult to know how these systems will respond to regular use after the inspection. Inspection procedures are as comprehensive as possible but cannot predict the future performance of a fully occupied home.

*Type of Building:* Single Family

---

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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

## I. STRUCTURAL SYSTEMS

### ☒ ☐ ☐ ☐ A. Foundations

:

*There is no crawl space:* N/A

*Foundation Performance Opinion:* Performing as intended: In my opinion the foundation appeared to be providing adequate support for the dwelling based on a limited visual observation today. At this time I did not observe any evidence that would indicate the presence of significant deflections in the foundation; there were no notable functional problems resulting from foundation movement; the interior and exterior stress indicators showed little effects of movement and I perceived the foundation to contain no significant unlevelness after walking the floors. *Type of Foundation:* Slab on Ground

### ☒ ☐ ☐ ☐ B. Grading and Drainage

*Comments:**Roof Gutters:* Not Present

### C. Roof Covering Materials

☒ ☐ ☐ ☐*Roof Condition:* Good*Type of Roof:* Gable*Types of Roof Covering:* Asphalt*Viewed from:* Drone

Drone

*Roof was viewed from drowned due to weather conditions and steep slope:**Roof was viewed using a drone:*

A drone was used to inspect the roof due to weather conditions, steep pitch, and/or height or wet surface. This method is not as thorough as one where the roof is walked and in considered a limited inspection. Smaller or less apparent deficiencies may not be observed. If a more thorough inspection is desired I recommend consulting a roofing contractor prior to the end of the inspection contingency period.

### D. Roof Structures and Attics

☒ ☐ ☐ ☒*Approximate Average Insulation Depth:* 12 to 14 inches

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### Attic Ventilation: Soffit Vents, Ridge Vents



:  
 Insulation Type: Cellulose  
 Viewed From: Attic  
 Attic



Attic access is in garage

### 1: Attic entrance is in the garage

#### Recommendation

South and Southeast corner of attic

In the front and right front home there was observed large enough opening for light to pass through. This deficiency may allow water and pest intrusion, including but not limited to premature roof covering and sheathing wear and tear, in addition to damage pests and vermin may cause.

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

*Comments:*



☒ ☐ ☐ ☐



*Exterior Siding Material:* Brick, Stone

**F. Ceilings and Floors**

*Comments:*

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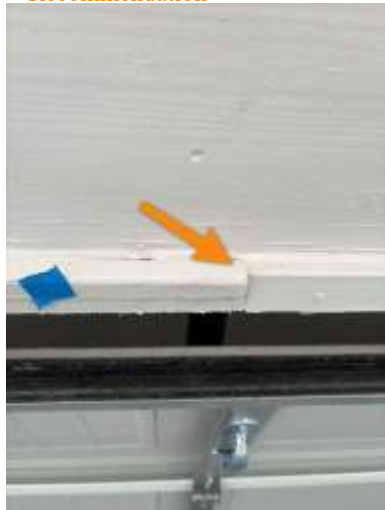
☒ ☐ ☐ ☒ **G. Doors (Interior and Exterior)**

*Comments:*



**1: Garage door upper trim misaligned**

 Recommendation



Upper garage trim not aligned



Further view of location of trim

**2: Garage door not fire rated**

 Safety Hazard

At the time of inspection there was no label on interior garage door indicating it is fire rated. Recommend a qualified contractor to replace the door.

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| I | NI | NP | D |
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### 3: Framing gap and exposed screw

#### Recommendation

Primary bedroom entrance

At the time of inspection, there was a gap in the framing and an exposed screw found. Recommend the home builder review and correct before closing.



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☒ ☐ ☐ ☐ **H. Windows**

*Comments:*



**I. Stairways (Interior and Exterior)** *Comments:*

**J. Fireplaces and Chimneys** *Comments:*

**K. Porches, Balconies, Decks, and carports** *Comments:*

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☒ ☐ ☐ ☒ **L. Fences**

*Comments:*



Wood destroying insects can access  
wall through fence

**1: The fence was in contact with brick siding on left side of home 🚫**

**Recommendation**

Fence was in contact with brick veneer at time of inspection. This may allow a pathway for wood-destroying insects have a qualified contractor review and correct.

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## II. ELECTRICAL SYSTEMS

### ☒ ☐ ☐ ☐ A. Service Entrance and Panels

*Comments:*



*Panel Manufacturer:* Siemens

*Panel Service Rating:* 150

*Right side of home outdoors*



*Types of Conductors in Main Panel:* Copper

### ☒ ☐ ☐ ☒ B. Branch Circuits, Connected Devices, and Fixtures

*Comments:*

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|   |    |    |   |
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| I | NI | NP | D |
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Type of Branch Circuit Wiring: Copper  
Power to 250v Plug:



**1: Light Inoperable**

**Recommendation**

One or more lights are not operating. New light bulb possibly needed.

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|   |    |    |   |
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## 2: Electrical breaker trips repeatedly



### Recommendation

Fourth from bottom right



☒ ☐ ☐ ☒

## C. smoke and carbon monoxide detectors and alarms

:

All required areas

### 1: Missing carbon monoxide detector near attached garage ⚠

Safety Hazard

Recommend installed a plug in type CO detector / alarm in one of the receptacles near the garage door

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

#### ☒ ☐ ☐ ☐ A. Heating Equipment

*Comments:*



105 degrees heat output measured from hallway register



2025 model heat furnace



*Energy Sources:* Gas

*Type of Systems:* Forced Air

#### ☒ ☐ ☐ ☐ B. Cooling Equipment

*Comments:*

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|   |    |    |   |
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| I | NI | NP | D |
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2025 model year air conditioning unit

*Type of Systems:* Central Air Conditioner

*Temperature Differential - Supply / Return:* 17 -

Temperature differential is measured by taking the supply air temperature at the nearest accessible register and comparing it to the return air temperature at the air handler. The difference between these two readings shows how effectively the system is cooling. This provides a basic performance snapshot but is not a full diagnostic of system condition.

☒ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**



20 x 25 x 4 HVAC filter size

☐ ☐ ☒ ☐ **D. Other**

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## IV. PLUMBING SYSTEMS

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

Comments:



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| I | NI | NP | D |
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*Location of main water valve: Main Level*

Right side of garage



*Location of Water Meter: Exterior*



*Static Water Pressure Reading: 40-45*

Right side

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|---|----|----|---|
| I | NI | NP | D |
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Type of Supply Piping Material: PEX



1: Water meter is submerged in water completely

Recommendation

Right side of home

- ☒
- ☐
- ☐
- ☐

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Standing water in valve

**B. Drains, Wastes, and Vents***Comments:*

- ☒ ☐ ☐ ☐



Main drain cleanout is left side of home

*Type of Drain Piping Material:* PVC

**C. Water Heating Equipment**

:  
Garage

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Tankless water heater

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Energy Sources: Gas

Water Temp:



110 degrees at kitchen faucet

D. Hydro-Massage Therapy Equipment*Comments:*

E. Gas Distribution Systems and Gas Appliances*Location of Gas Meter:* Main Level  
Right side of home

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Type of Gas Distribution Piping Material: Cast Iron



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## V. APPLIANCES

☐ ☐ ☒ ☐

### A. Dishwashers

*Comments:*



☒ ☐ ☐ ☐

### B. Food Waste Disposers

*Comments:*



*No Deficiencies Observed:*

The food waste disposer appeared to operate as intended at the time of inspection.

☐ ☐ ☒ ☐

### C. Range Hood and Exhaust Systems

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| I | NI | NP | D |
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*Comments:*



☐ ☐ ☒ ☐ **D. Ranges, Cooktops, and Ovens**  
*Comments:*



☐ ☐ ☒ ☐ **E. Microwave Ovens**  
*Comments:*

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

*Comments:*



☒ ☐ ☐ ☐ **G. Garage Door Operators**  
*No Deficiencies*

*Observed:*

The garage door operator appeared to operate as intended at the time of inspection.

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

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## VI. OPTIONAL SYSTEMS

### ☒ ☐ ☐ ☒ A. Landscape Irrigation (Sprinkler) Systems

Comments:



#### 1: Sprinkler head buried and/or damaged

[Maintenance Item](#)



Left side of backyard when viewing  
from patio