



FLYING V PROPERTY INSPECTIONS

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TREC REI 7-6

1234 Main Street
La Vernia TX 78121

Buyer Name

08/18/2026 9:00AM



Inspector

Chase Vasbinder

TREC #26650, NAWT #19969ITC, TDA #0979898

[210-259-1288](tel:210-259-1288)

chase@flyingvpropertyinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com



PROPERTY INSPECTION REPORT FORM

Buyer Name <i>Name of Client</i>	08/18/2026 9:00AM <i>Date of Inspection</i>
1234 La Vernia TX 78121 <i>Address of Inspected Property</i>	
Chase Vasbinder <i>Name of Inspector</i>	TREC #26650, NAWT #19969ITC, TDA #0070998 <i>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.

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

In Attendance: Inspector

Occupancy: Vacant

Style: Single story

Temperature (approximate): 90 Fahrenheit (F)

Type of Building: Single Family

Weather Conditions: Cloudy

Orientation- House Primarily Faces: : East

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☐ A. Foundations

Type of Foundation(s): Slab on Grade

Comments:

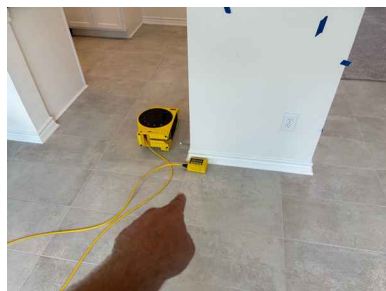
Random elevations using a ZipLevel Pro 2000 were taken. We did not find any concerns with slope or deflection. The foundation appears to be performing as intended.

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 inspector's 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.

In this inspector's opinion the foundation was performing as designed at the time of inspection. There were minor indications of settlement. There was no noticeable movement noted in the accessible attic space of this structure.

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.



Zero location



0.0



0.1



0.5



Carpet adjustment



Carpet adjustment

I=Inspected

NI=Not Inspected

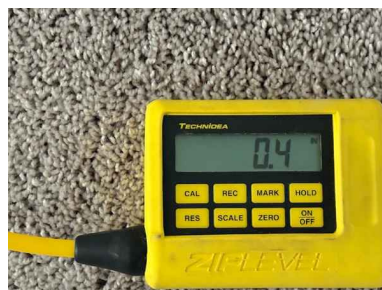
NP=Not Present

D=Deficient

I	NI	NP	D



0.5 actual



0.1 actual

Note: All Foundations:

Weather conditions, drainage patterns, plumbing leaks, and other adverse factors can impact the structure over time, potentially resulting in differential movement. The Inspector's opinion is based solely on a visual assessment of accessible and unobstructed areas of the foundation at the time of inspection. The future performance or stability of the structure cannot be predicted or guaranteed.

Face of the slab is not visible due to floor coverings, therefore the foundation inspection is limited to the visible portions only.:

Note: Inspector's Opinion:

In accordance with TREC Standards of Practice, a foundation performance opinion is required. The Inspector is not a licensed professional engineer. If you have concerns about the potential for future movement, consultation with a qualified engineer is recommended. Based on a visual inspection of accessible and unobstructed areas, the Inspector's opinion is that the foundation currently provides adequate support for the structure.

No significant defects were noted with the visible and inspected foundation at the time of the inspection.:

Expansive soils:

Areas with expansive soils are more prone to expansion and contraction which can cause foundation movement. While this movement is very rarely the cause of foundation problems, keeping the ground around foundation watered can help minimize movement.

☒ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

Informational: grading should be maintained to promote the flow of storm water away from the house. This can usually be accomplished by the addition of topsoil particularly where washout has or may occur. *The ground should slope away from the house with a slope of 6 inches within 10 feet where possible. If space is limited between houses or other barriers, direct water into a swale. Properly trim landscaping near the home. Vegetation should be kept at least 12 inches away from the exterior to prevent physical damage from growth and wind.*

Grading is Adequate- No Gutters:

Grading is adequate. Recommend installation of gutters to help prevent future erosion.

☒ ☐ ☐ ☒ **C. Roof Covering Materials**

Types of Roof Covering: Dimensional, Hip

Viewed From: Walked Roof

I=Inspected

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I	NI	NP	D
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1: Shingle penetration

➡Recommendation

Left side roof face

Shingle has a penetration. Recommend correction.

Recommendation: Contact a qualified professional.



Left side roof face near Ridge

2: Valley shingles not sealed

➡Recommendation

Left front

Recommend sealant to mitigate wind damage

Recommendation: Contact a qualified professional.



Front Valley

☒ ☐ ☐ ☐ D. Roof Structures and Attics

Viewed From: Ladder, From hatch only due to safety reasons

Approximate Average Depth of Insulation: 38 R-value

Comments:

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I	NI	NP	D



No significant defects were noted with the visible and inspected roof structure/framing and/or associated components at the time of inspection:

Blown in/loose fill insulation :

Not all areas of the internal roof structure were accessible due to either being covered with insulation, space, limitations, or not being able to safely traverse due to insulation covering ceiling joists.

Truss System:

The attic structure was observed to be truss framed.

Attic Inspection:

The attic inspection was limited to the places where it was safe to walk and would not disturb insulation.

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

Exterior Wall Materials: Cement Fiber Lap Siding, Cement Fiber Panel

Comments:

Informational- cracks near the interior or exterior windows and doors are usually indications that there is some degree of movement occurring in the structure. In any structure, some degree of movement is normal and is not a severe concern. *The severity of the cracks however can be an indication of the amount of movement in a structure.*

Informational: Any sealants such as caulk, silicone and mortar that is missing, damaged, and/or deteriorated should be replaced as part of ongoing maintenance

Note:

The areas between the exterior cladding/veneer and all wall penetrations need to be properly sealed such that utility connections, downspouts, hose bids, lighting, fixtures, receptacles, etc., with an exterior grade elastomeric sealant.

1: Exterior joint/penetration(s) not sealed correctly

🔴 **Recommendation**

Joint/penetration(s) are not sealed correctly in one or more areas. Recommend correction.

Recommendation: Contact a qualified professional.



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

I	NI	NP	D
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Right side

Right side

☒ ☐ ☐ ☐ **F. Ceilings and Floors**

Comments:

No significant damage/issues at the time of inspection.

Ceiling type :

Drywall with popcorn finish

Flooring type:

Tile and carpet

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

Comments:

No significant defects were noted with the inspected and tested doors and/associated components of the type of inspection.

1: Light visible in exterior door weather stripping[🔧 Maintenance Item](#)

Rear exterior door

There's light visible through the exterior door weatherstripping. This can lower efficiency. Recommend weatherstrip or door adjustment.

Recommendation: Contact a qualified professional.



☒ ☐ ☐ ☐ **H. Windows**

*Comments:*Informational: windows can become stiff when not opened frequently. *The most important factor is that the window interiors/exterior are well maintained sealed and caulked to avoid rot or water infiltration**Window types:*

Window material: vinyl

Window types: single hung and stationary

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

Comments:

No significant issues/damage at the time of inspection.

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I	NI	NP	D
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☐ ☐ ☒ ☐ **J. Fireplaces and Chimneys**

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

Comments:

No significant problems observed at the time of inspection.

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I	NI	NP	D

II. ELECTRICAL SYSTEMS

☒ ☐ ☐ ☐ A. Service Entrance and Panels

Comments:

Main panel location: right side of home

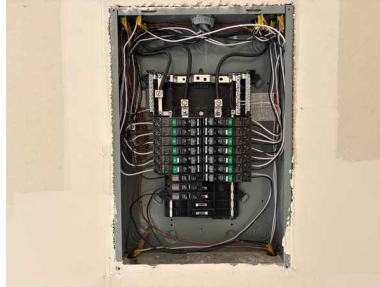
Subpanel location: garage

Wire type: service entrance cable was aluminum

Main breaker amp rating: 200



Electrical subpanel



Electrical subpanel



Electrical service entrance – right side



Main panel



Main panel

No significant defects were noted with the visible and inspected main panel(s) or sub panel(s) at the time of inspection :

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

Type of Wiring: Copper

Comments:

Dryer outlet had power at the time of inspection.



Comments:

GFCI reset locations

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I	NI	NP	D
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Bathrooms: Hall bathroom

Kitchen: kitchen

Exterior: garage

Garage: garage

No significant damage/issues at the time of inspection :

☐ ☒ ☐ ☐ **C. Other**

Comments:

This section is typically used for low-voltage systems and components such as cable/Internet/etc. Low-voltage systems are beyond the scope of a typical inspection, but may be reported on as a courtesy when deficiencies are noted.

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I	NI	NP	D
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III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☒ ☒ ☐ ☐ A. Heating Equipment

Type of Systems: Heat Pump

Energy Sources: Electric

Comments:

The Internal components such as coils were not observed, accessible, or visible. Recommend coil cleaning and servicing by licensed HVAC professional.

Furnace type: heat pump

Quantity: One

Furnace locations: HVAC closet

Fuel: Electric

Comment: Yes -

Filters located in attic at the main unit.

Not tested – outside temperature :

Heat pump was not tested due to the outside temperature being above 70°F as this can damage the compressor. Typically, if the AC is functioning properly, then the heat pump does as well.



Heat pump, furnace



Date of manufacturer 2025

☒ ☐ ☐ ☐ B. Cooling Equipment

Type of Systems: Electric, Heat Pump

Comments:

The unit was cooling at the time of inspection

Unit type: heat pump

Refrigerant: 454B

Suction line: UV protected

Location: rear

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D



HVAC condenser



Data manufacturer 2025



Section line was UV protected and in good condition

Comment: Yes -

Filters located in attic at the fresh air make up and main unit.

No significant defects:

The unit(s) were functioning property at the time of inspection. No significant defects were not noted with the visible and inspected components.

Unit Cooled to Standard:

During cooling test, the temperature split was noted to be 15.9°F. This is negative of a properly functioning unit. TREC has stated that an acceptable split for home inspection purposes is 15 to 22°F. It does not guarantee future performance.



60.4 at supply



76.3 at return

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

Comments:

No significant problems observed at the time of inspection.

Standard Filter-Single:

There was one filter noted. Filter should be replaced on a regular schedule of 30–90 days, depending on usage and air quality.

HVAC Closet



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

Fresh air make up :

Location scittle hole in garage attic space

**1: Duct Leaking**

🔧 Recommendation

Air supply duct was leaking air. Recommend a qualified HVAC technician or vents & ducts contractor repair.

Recommendation: Contact a qualified HVAC professional.



Backside of HVAC supply Plenum

2: Fresh air makeup

🔧 Maintenance Item

Fresh air make up vent to front two bedrooms and hallway. Fresh air makeup unit also set to 26 minutes. Not best practice. Recommend verifying duct plans.

Recommendation: Contact a qualified professional.



Fresh air makeup unit ductwork



Example of fresh air makeup unit temperature reading at front hallway



Fresh air makeup unit

3: Ductwork Creating condensation middle entertainment room

🔧 Recommendation

Recommend further evaluation. Condensation on registers can be created from humidity indoors or indicative of a sign of a duct leak.

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

I	NI	NP	D
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Recommendation: Contact a qualified professional.



4: Some registers are not cooling/obstructions

➡ Recommendation

Some registers in the home did not have airflow or had obstructions visible at register. Recommend correction.

Recommendation: Contact a qualified professional.



Kitchen/living area



Laundry room



Primary bathroom

☐ ☐ ☒ ☐ D. Other

Not present at time of inspection :

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

I	NI	NP	D
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IV. PLUMBING SYSTEMS

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

Location of Water Meter: Front Right Side



Location of Main Water Supply Valve : Front Side by Meter



Pressure Reducing Valve Observed::



Static Water Pressure Reading: 42



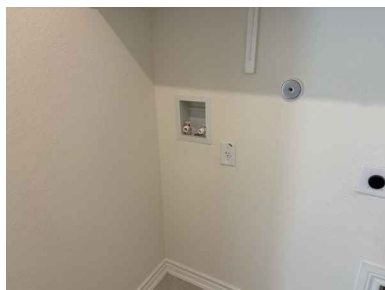
Type of Supply Piping Material: PEX

Washing machine valves, not tested:

FYI: valves for the washing machine are not tested. The inspection of these components were visible defects only.

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

I	NI	NP	D
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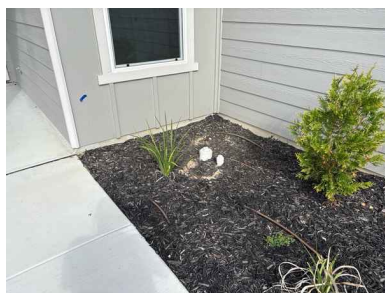


☒ ☐ ☐ ☐ **B. Drains, Wastes, and Vents**
Type of Drain Piping Material: PVC

Comments:

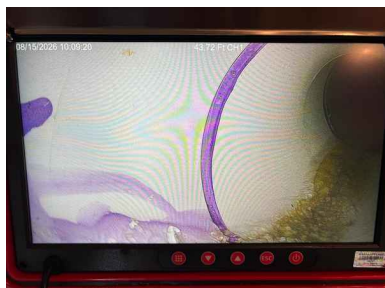
No significant problems observed at the time of inspection.

Main cleanout location – front:



Sewer scope inspection performed :

A sewer scope inspection was performed at the time of inspection. No significant defects were found.



Clean out to main



Clean out to rear of home

☒ ☐ ☐ ☐ **C. Water Heating Equipment**

Energy Sources: Electric

Capacity: 40 Gallons

Comments:

The unit was heating at the time of inspection. No significant defects observed at the time of inspection.

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D=Deficient

I	NI	NP	D
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111 F at kitchen sink



Electric water heater



Date of manufacture 2025



TPR and overflow drain – right side

Temperature- Electric:

See photo for water temperature measurement at kitchen sink. It is recommended to keep the temperature between 120 and 130 to prevent growth of legionella bacteria and to limit Scull hazards. Adjust thermostat to suitable temperature, as desired. FYI for safety: water temperature should not exceed 130° F at any fixture.

- ☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment**
Not present:

- ☐ ☐ ☒ ☐ **E. Gas Distribution Systems and Gas Appliances**
Location of Gas Meter: N/A
Type of Gas Distribution Piping Material: N/A
Gas supply not present:

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

☒ ☐ ☐ ☐ A. Dishwashers

Comments:

No significant problems observed at the time of inspection.



☒ ☐ ☐ ☐ B. Food Waste Disposers

Comments:

No significant problems observed at the time of inspection.



☒ ☐ ☐ ☐ C. Range Hood and Exhaust Systems

Type of Exhaust:: Plumbed for Exterior

Comments:

No significant problems observed at the time of inspection.

1: Exhaust Leaks into House

🔴Recommendation

Exhaust leaks into house. Recommend a qualified professional to correct.

Recommendation: Contact a qualified professional.



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NP=Not Present

D=Deficient

I	NI	NP	D

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

Oven Type: Electric, Range

Comments:

No significant problems observed at the time of inspection.



349° F when set to 350° bake

☒ ☐ ☐ ☐ **E. Microwave Ovens**

Comments:

No significant problems observed at the time of inspection.


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

Comments:

No significant problems observed at the time of inspection.

1: Mechanical bath fan guard is not flushed to ceiling

Recommendation

Primary bathroom

Recommendation: Contact a qualified professional.


☒ ☐ ☐ ☐ **G. Garage Door Operators**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

Comments:

No significant problems observed at the time of inspection.

Garage doors:

Garage door opening system not present, but manually operated as intended.


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

No significant problems observed at the time of inspection.

1: Dryer vent is screened**🔴Recommendation**

Dryer exhaust discharge has a screen installed. This is improper As no barrier should be installed as lint can buildup on screen and become clogged. Recommend builder to remove screen and ensure the damper works properly.

Recommendation: Contact a qualified professional.



Dryer vent – right side

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

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

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

Comments:

There are 6 zones.



Irrigation installer information



Irrigation controller – garage



Irrigation backflow, and shut off valve – right side

No significant defects the time of inspection. :

1: Low Water Pressure

[Maintenance Item](#)

Zone two

Low water pressure observed. Recommend examining the backflow device to make sure valve is turned completely on.

Recommendation: Contact a qualified professional.



2: Redirect Sprinkler Heads Spraying on Structure

[Maintenance Item](#)

The water spray from the sprinkler system should be re-directed away from the structure and/or any fencing, decks, etc., to decrease the possibility of damage. Observed in zones: 6

Recommendation: Contact a qualified professional.

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

I	NI	NP	D
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3: Exposed drip line

 Maintenance Item

Beds

Recommend covering drip line to prevent UV and frost damage.

Recommendation: Contact a qualified professional.

