gC Home
INSPECTION

Residential ● Multi-Family ● Condos ● Townhouses

GC Home Inspection

Phone: 281-682-9558
Email: chadlangston@me.com
Visit us on the web: gchomeinspection.com

1234 Anywhere
Galveston, TX 77551



PROPERTY INSPECTION REPORT FORM

John Doe	09/14/2026
Name of Client	*Date of Inspection*
1234 Anywhere, Galveston, TX 77551	
Address of Inspected Property	
Chad Gregory Langston Jr.	25839
Name of Inspector	*TREC License #*
Chad Langston	7946
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

Summary

Repair Items

FOUNDATIONS

Shear cracks were noted on the corner of the foundation walls. While this condition is typical and not a structural concern, it is important to note that in the event the crack continues below the soil surface it could provide an entry point for termites.

ROOF COVERING MATERIALS

Tree branches too close to the home can damage the structure. Repairs should be made.
Minor repairs to the roofing are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.

ROOF STRUCTURES AND ATTICS

Ideally, the attic access hatch should be better insulated.
The soffit should be properly secured on the left elevation.
The soffit is water damaged at the front of the home. The cause for this damage may be the result of a previous leak which has since been repaired. Further investigation and/or repairs should be made if necessary.
Insulation improvements may be cost effective, depending on the anticipated term of ownership.

WALLS (INTERIOR AND EXTERIOR)

Thermal anomalies were observed in the walls of the living room at the sloped ceiling, and in the master bedroom indicating missing or fallen insulation. Further investigation and repair should be made as necessary.
Exterior wall penetrations should be examined and sealed as necessary.

CEILINGS AND FLOORS

Thermal anomalies were observed in the ceiling of the home in various locations indicating missing or compressed insulation. Further investigation and repair should be made as necessary.
A thermal anomaly was observed in the ceiling of the kitchen indicating the presence of moisture. A separate moisture meter was used to verify the presence of moisture. Further investigation and repair should be made as necessary.
Water stains were noted on the ceiling in the in the kitchen.

DOORS (INTERIOR AND EXTERIOR)

The striker plate for the pantry in the kitchen is off center and should be adjusted to allow the door to latch properly.

WINDOWS

The windows should be examined and sealed at the exterior to prevent water infiltration and to improve efficiency.
The window storm shutters are inoperative. Further investigation and repair should be made as necessary.
Window hardware in various locations is damaged and/or missing and should be repaired.

SERVICE ENTRANCE AND PANELS

Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.
Improper screws were used to secure the cover on the breaker box (sometimes called the "Dead Front"). It is recommended to have a blunt tip screw rather than a pointed tip screw for safety.

BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

The installation of a ground fault circuit interrupter (GFCI) is recommended at all outlets in the garage. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
Ungrounded 3-prong outlets in the garage should be improved. This condition can lead to a fire hazard and a possible electrocution hazard. A qualified, licensed electrician should be consulted for further evaluation and suggestions for improvement.
An outlet is loose at the front exterior and should be re-secured.
The installation of a ground fault circuit interrupter (GFCI) is recommended in the kitchen and master bathroom. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.
Missing globes for light fixtures in the formal living room closet should be replaced.

COOLING EQUIPMENT

Condensation was observed on the coil cabinet in the attic. Improvements should be made.

PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

The main water shut-off handle is damaged and should be repaired.
It is recommended that an anti-siphon device be added to the hose bib(s).
Water lines exposed on the exterior should be insulated to protect the pipe from damage during freezing temperatures.
The kitchen faucet is loose and should be tightened.
The sink in the master bathroom was observed to drain slowly, suggesting that an obstruction may exist.

WATER HEATING EQUIPMENT

The gas line for the water heater is not equipped with a sediment trap.

DISHWASHERS

The dishwasher lacks an air gap device or does not have a proper loop in the drain hose. To ensure proper separation between supply and waste water improvement is necessary.

RANGES, COOKTOPS, AND OVENS

The free standing range should be equipped with an anti-tip device for safety.
The thermostat for the electric range was found to be inaccurate and should be repaired. The temperature was found to be greater than a 25 degree difference of 350 degrees as measured by a detached thermometer. (Temperature remained below 300 degrees)

DRYER EXHAUST SYSTEMS

The dryer vent should be further inspected and cleaned as necessary.

LANDSCAPE IRRIGATION (SPRINKLER) SYSTEMS

The valve handle for the irrigation system is corroded and won't turn. Therefore, the irrigation system could not be operated/inspected. Further investigation and repair should be made as necessary.

Items To Monitor

ROOF COVERING MATERIALS

Older roof, nearing end (last 1/4) of serviceable life. Observed one or more of the following conditions: brittle, cracked, curled ends, and/or excessive granular loss of shingles.
Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.

WATER HEATING EQUIPMENT

The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

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:

It is the opinion of the inspector that the foundation was performing as intended at the time of inspection.

Shear cracks were noted on the corner of the foundation walls. While this condition is typical and not a structural concern, it is important to note that in the event the crack continues below the soil surface it could provide an entry point for termites.



☑ ☐ ☐ ☐ **B. Grading and Drainage**

Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

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

Types of Roof Covering: Asphalt Shingles
Viewed From: Walked on roof
Comments:

Tree branches too close to the home can damage the structure. Repairs should be made.

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

I	NI	NP	D



Older roof, nearing end (last 1/4) of serviceable life. Observed one or more of the following conditions: brittle, cracked, curled ends, and/or excessive granular loss of shingles.

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I	NI	NP	D

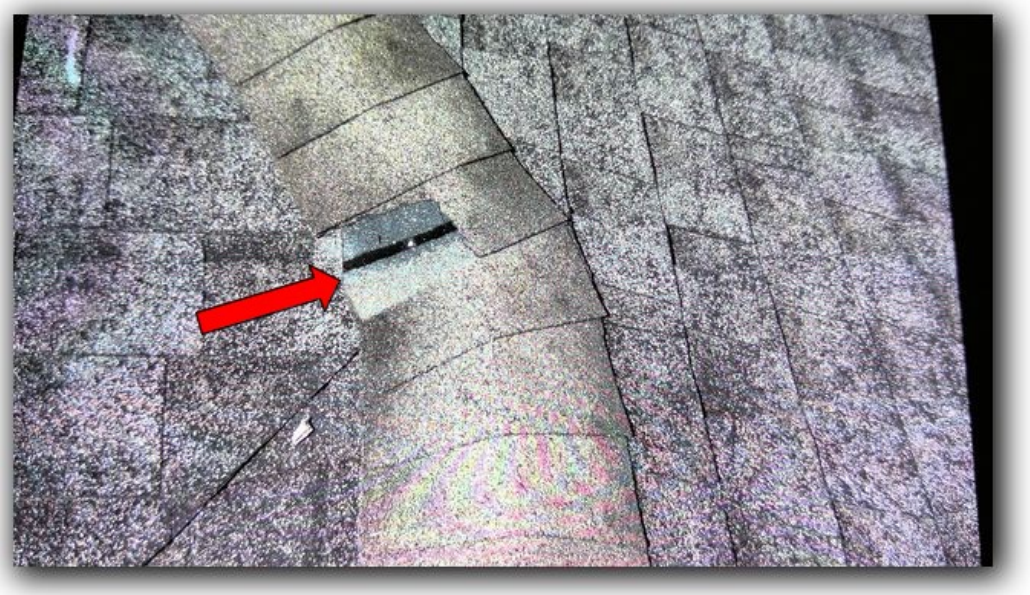




Minor repairs to the roofing are recommended. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.

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

I	NI	NP	D



Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.

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I	NI	NP	D





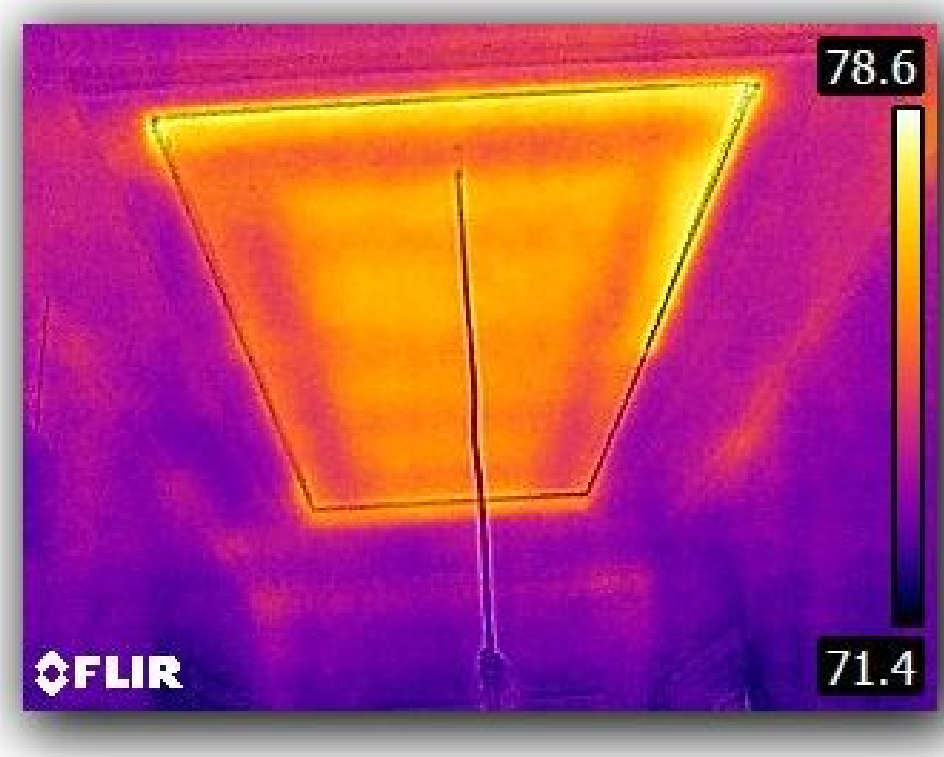
☑ ☐ ☐ ☑ **D. Roof Structures and Attics**

Viewed From: Entered attic and performed visual inspection
Approximate Average Depth of Insulation: 4 inches
Comments:

Ideally, the attic access hatch should be better insulated.

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I	NI	NP	D

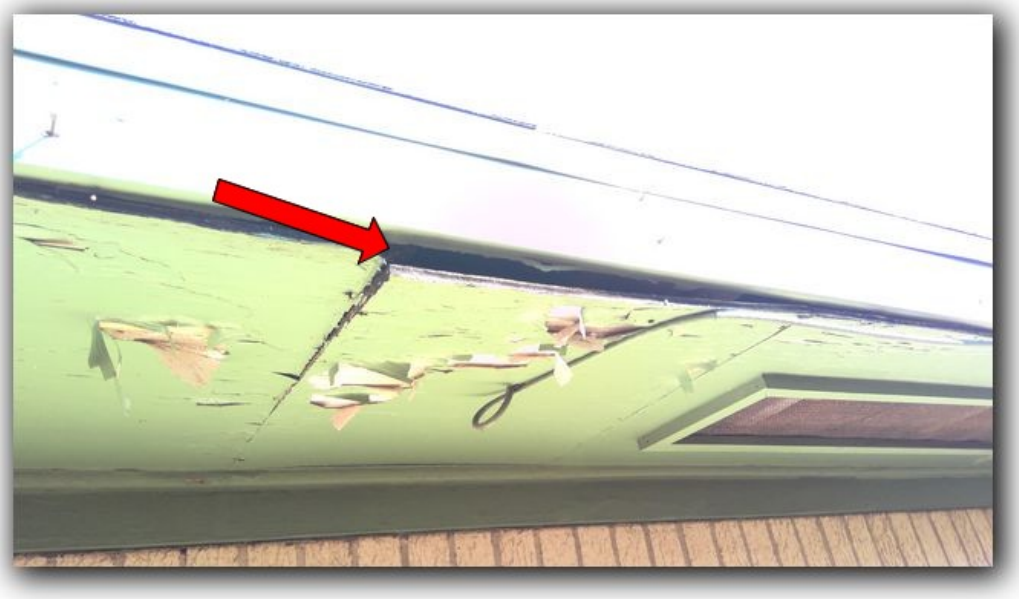




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I	NI	NP	D

The soffit should be properly secured on the left elevation.



The soffit is water damaged at the front of the home. The cause for this damage may be the result of a previous leak which has since been repaired. Further investigation and/or repairs should be made if necessary.



Insulation improvements may be cost effective, depending on the anticipated term of ownership.

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I	NI	NP	D



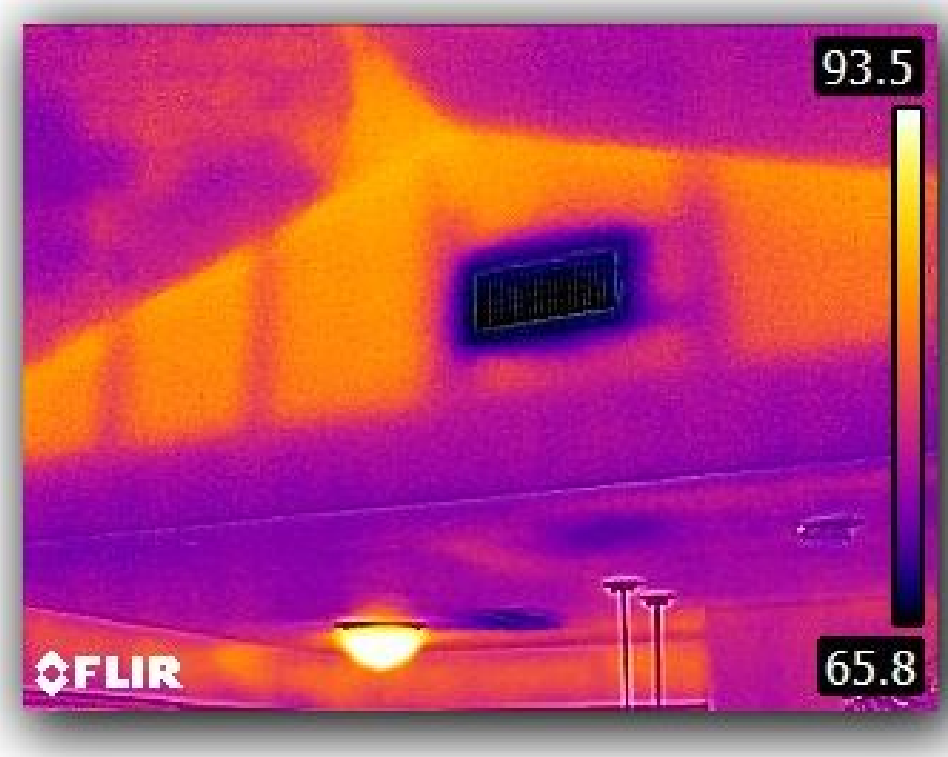
☑ ☐ ☐ ☑ **E. Walls (Interior and Exterior)**

Comments:

Thermal anomalies were observed in the walls of the living room at the sloped ceiling, and in the master bedroom indicating missing or fallen insulation. Further investigation and repair should be made as necessary.

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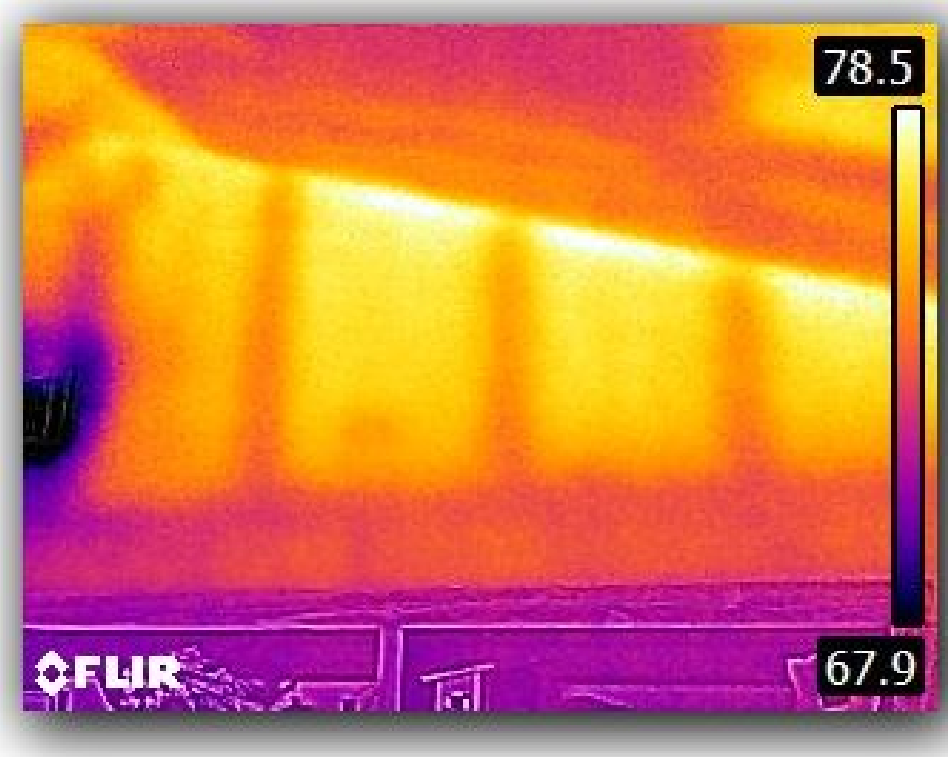
I	NI	NP	D





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I	NI	NP	D

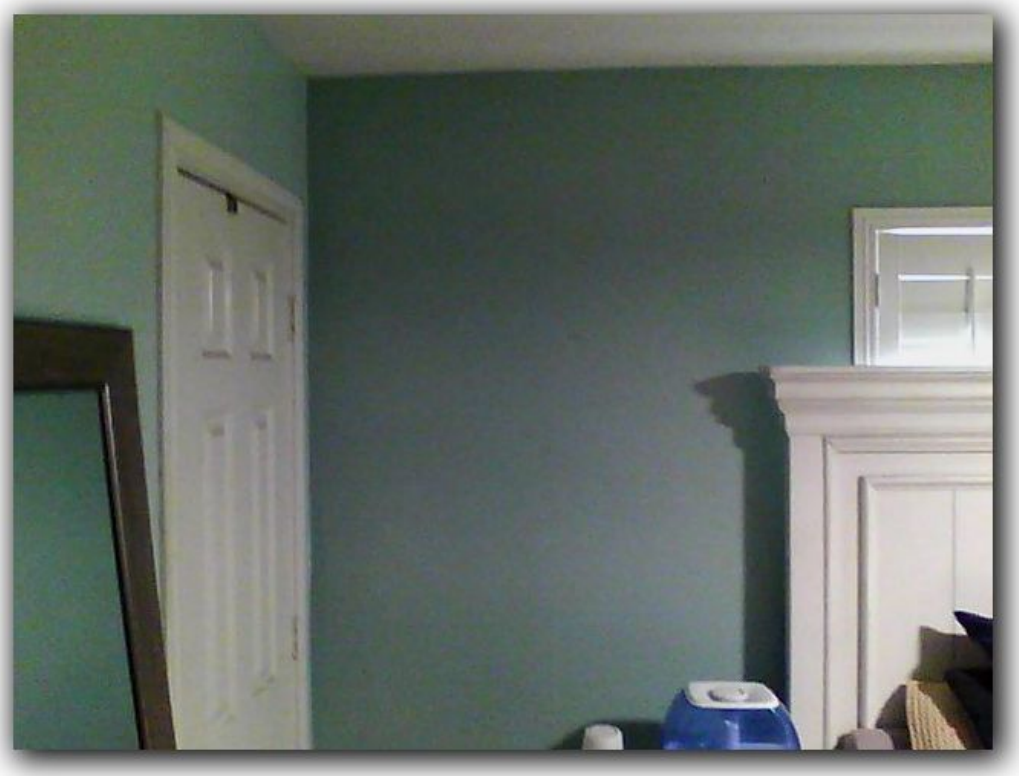




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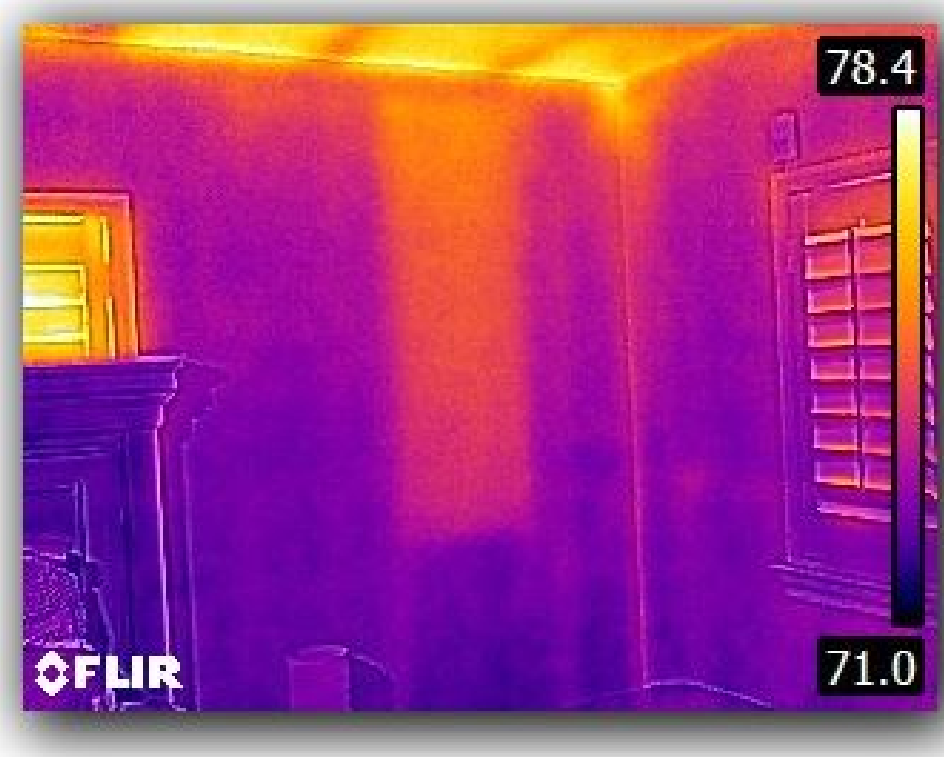
I	NI	NP	D





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

I	NI	NP	D





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

I	NI	NP	D

Note : Some of the home was obstructed by the current owners belongings. Therefore, these areas were not able to be properly viewed/inspected.





Exterior wall penetrations should be examined and sealed as necessary.

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

I	NI	NP	D





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

I	NI	NP	D



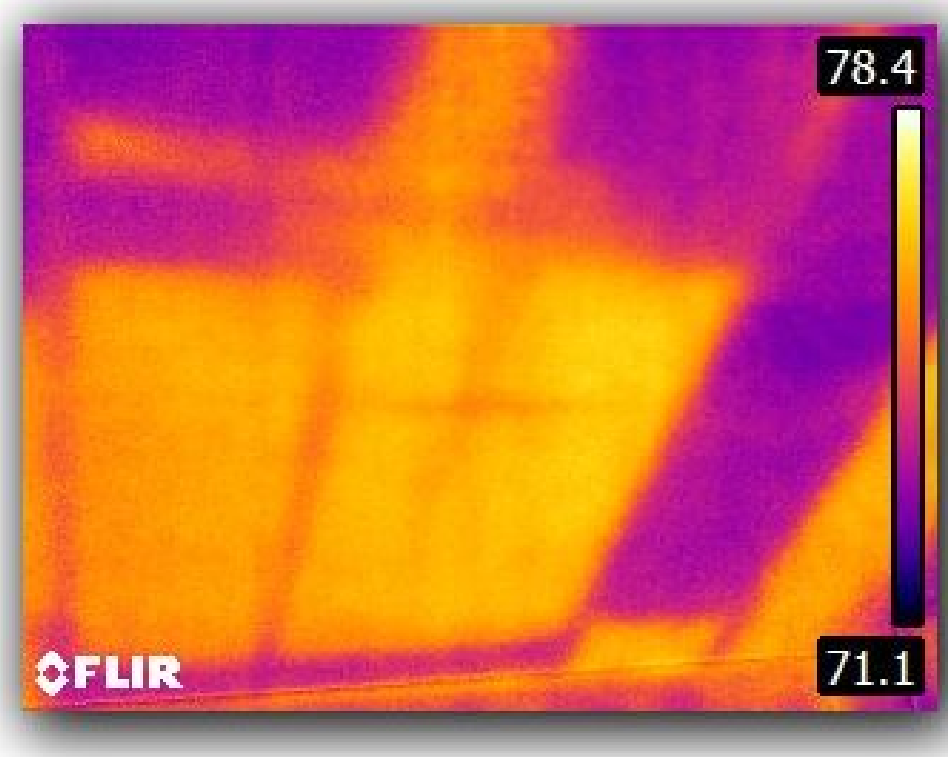
☑ ☐ ☐ ☑ **F. Ceilings and Floors**

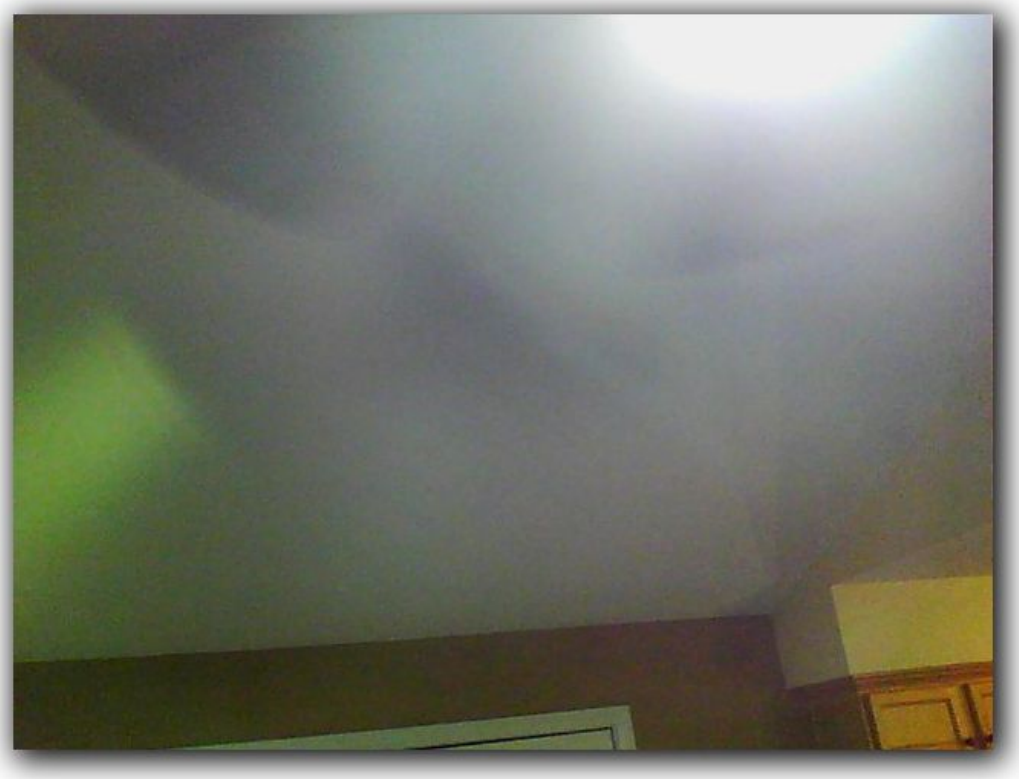
Comments:

Thermal anomalies were observed in the ceiling of the home in various locations indicating missing or compressed insulation. Further investigation and repair should be made as necessary.

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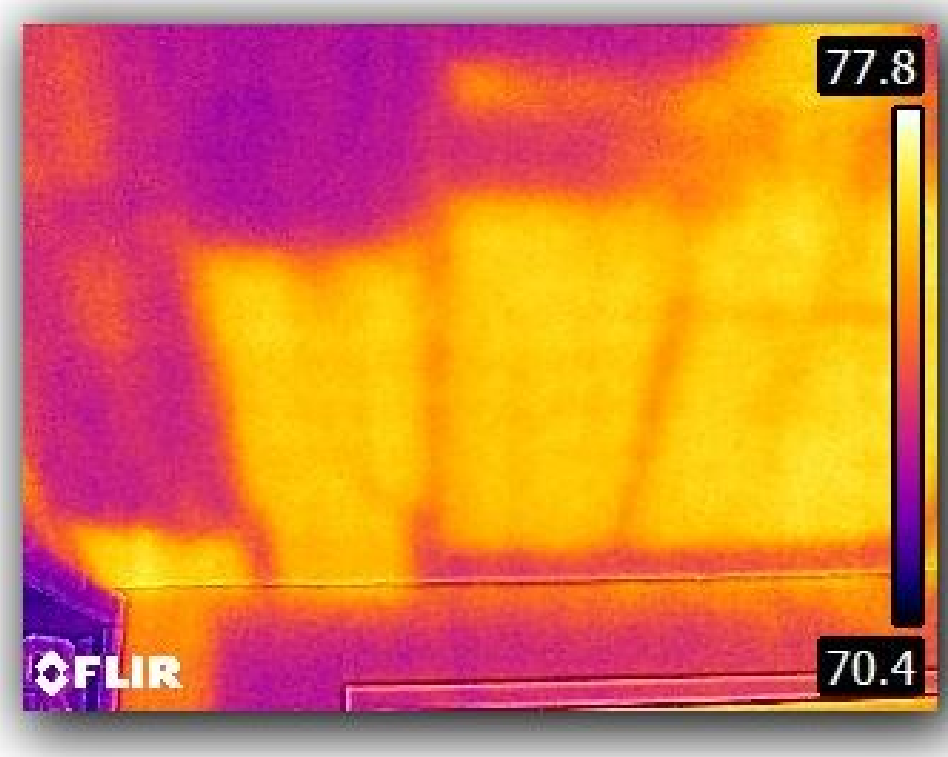
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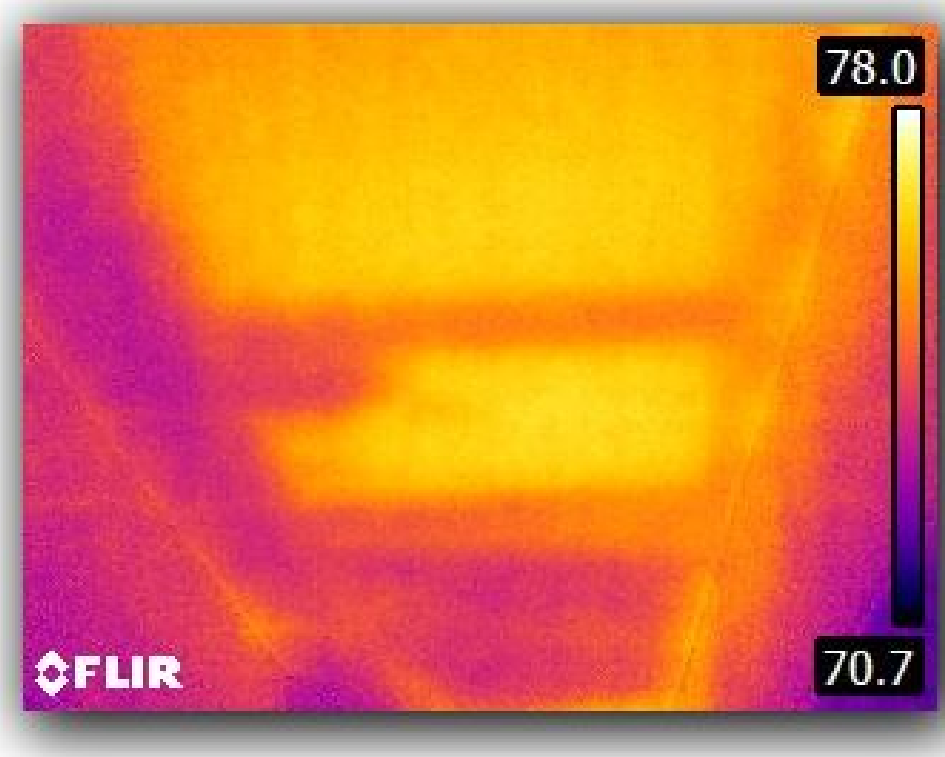
I	NI	NP	D





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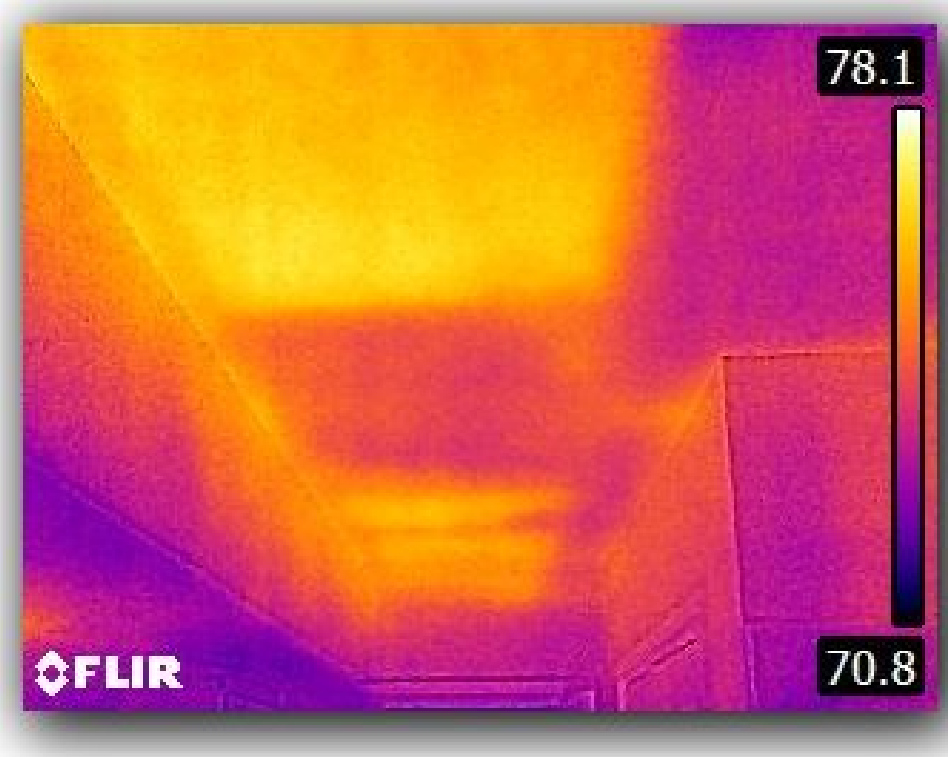
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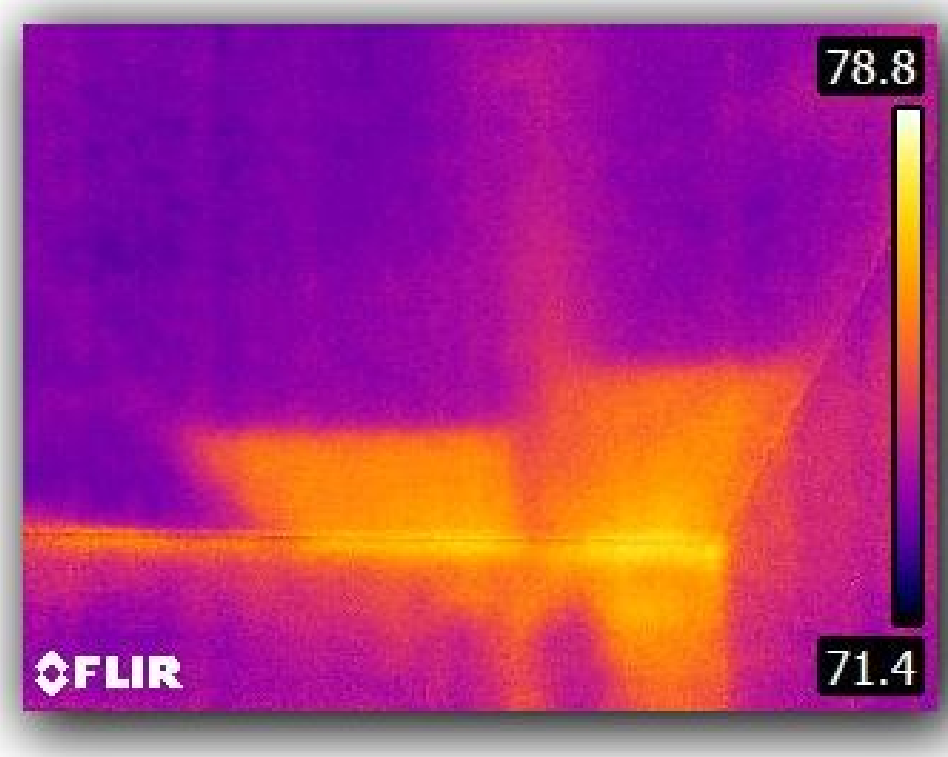
I	NI	NP	D





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I	NI	NP	D





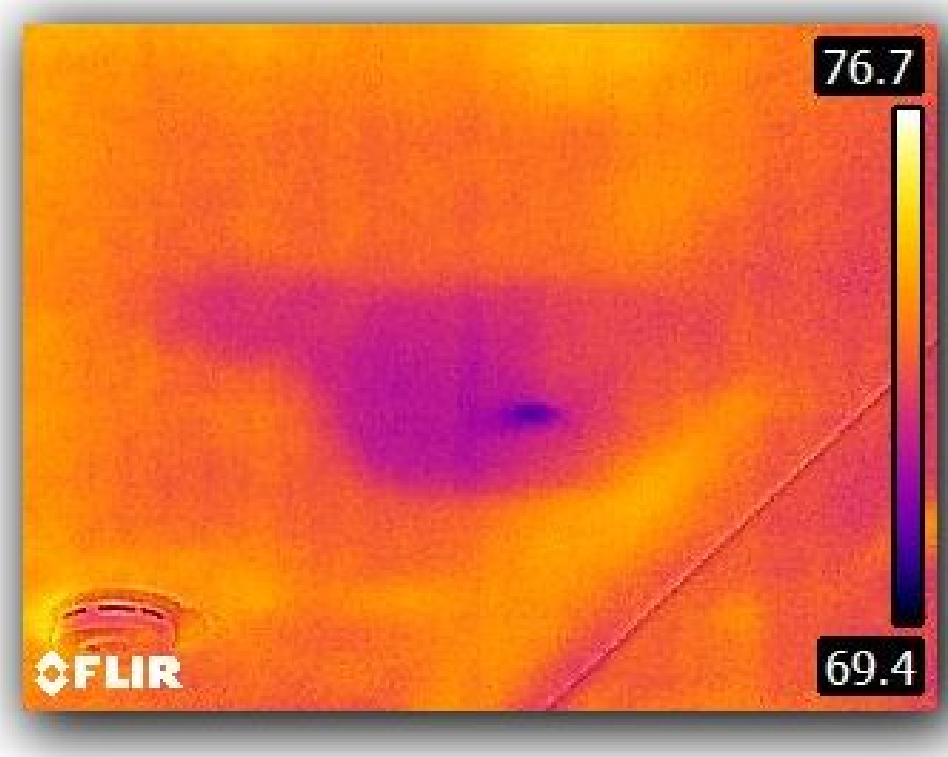
I=Inspected	NI=Not Inspected	NP=Not Present	D=Deficient

I	NI	NP	D

A thermal anomaly was observed in the ceiling of the kitchen indicating the presence of moisture. A separate moisture meter was used to verify the presence of moisture. Further investigation and repair should be made as necessary.

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

I	NI	NP	D





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

I	NI	NP	D



Water stains were noted on the ceiling in the in the kitchen.



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

I	NI	NP	D	
☑	☐	☐	☑	**G. Doors (Interior and Exterior)**

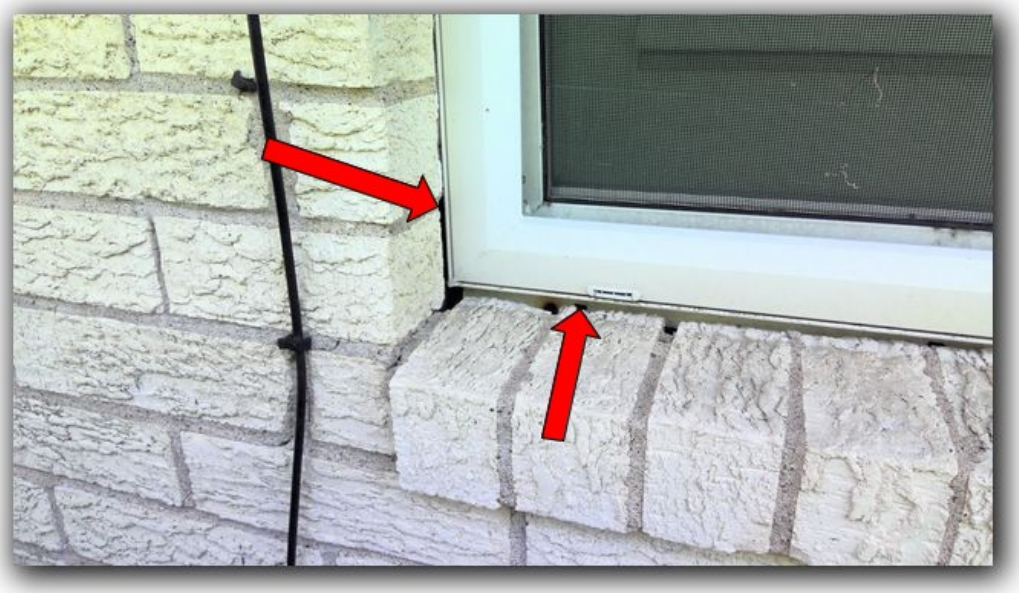
Comments:

The striker plate for the pantry in the kitchen is off center and should be adjusted to allow the door to latch properly.

I	NI	NP	D	
☑	☐	☐	☑	**H. Windows**

Comments:

The windows should be examined and sealed at the exterior to prevent water infiltration and to improve efficiency.





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

I	NI	NP	D

The window storm shutters are inoperative. Further investigation and repair should be made as necessary.

Window hardware in various locations is damaged and/or missing and should be repaired.

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

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

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

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

II. ELECTRICAL SYSTEMS

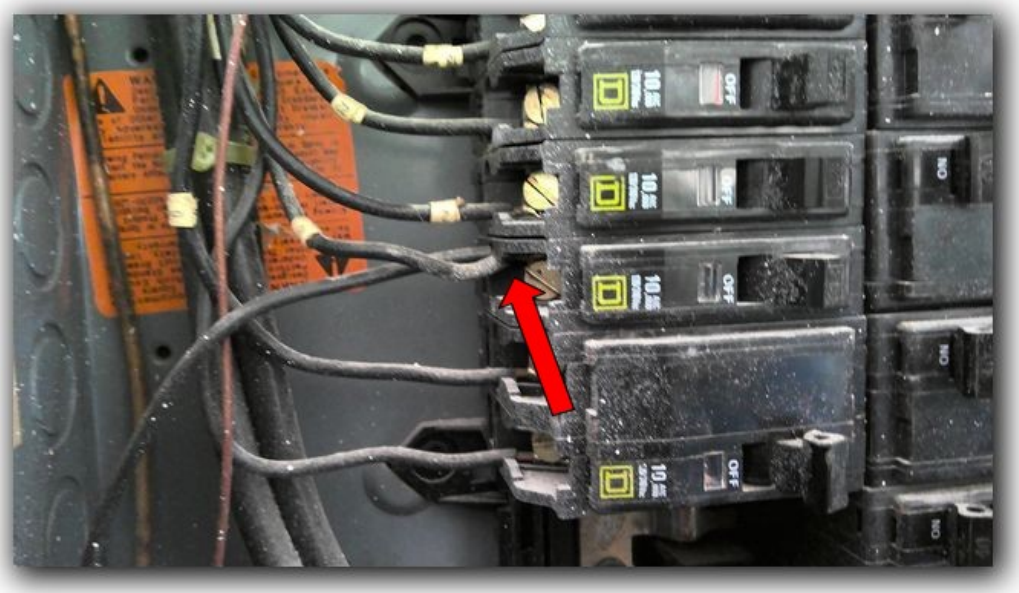
☑ ☐ ☐ ☑ **A. Service Entrance and Panels**
Comments:

In accordance with the Texas Real Estate Commission, Chapter 535 §535.229 (a)(17), states that “the lack of arc-fault circuit interrupting devices serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas; and failure of operation of installed arc-fault circuit interrupter devices” shall be reported as Deficient.

Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.

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

I	NI	NP	D



Improper screws were used to secure the cover on the breaker box (sometimes called the "Dead Front"). It is recommended to have a blunt tip screw rather than a pointed tip screw for safety.



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

Type of Wiring: Copper

Comments:

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

I	NI	NP	D

The installation of a ground fault circuit interrupter (GFCI) is recommended at all outlets in the garage. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

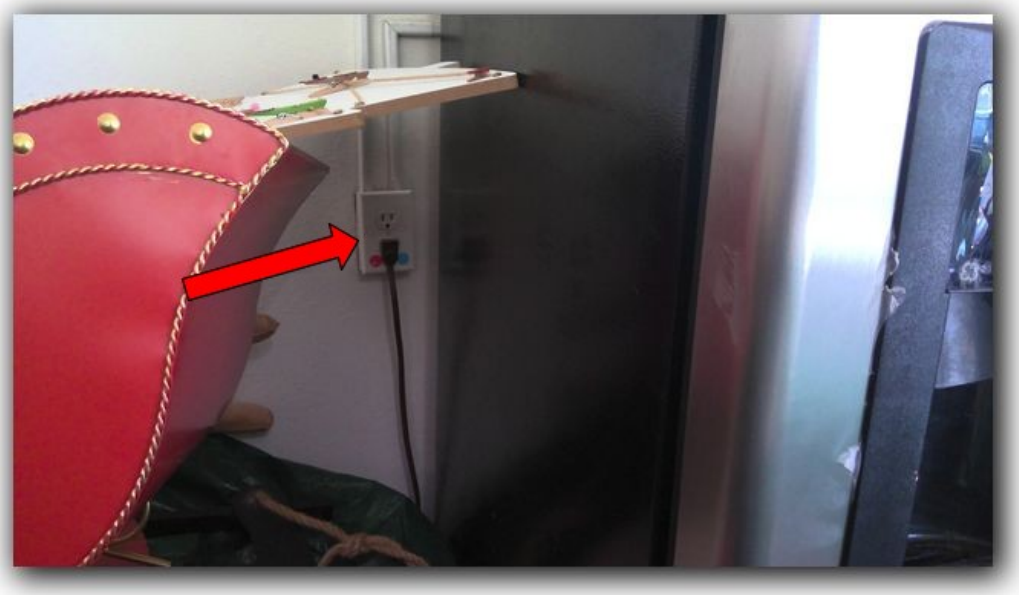




Ungrounded 3-prong outlets in the garage should be improved. This condition can lead to a fire hazard and a possible electrocution hazard. A qualified, licensed electrician should be consulted for further evaluation and suggestions for improvement.

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

I	NI	NP	D



An outlet is loose at the front exterior and should be re-secured.



The installation of a ground fault circuit interrupter (GFCI) is recommended in the kitchen and master bathroom. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

Missing globes for light fixtures in the formal living room closet should be replaced.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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

I	NI	NP	D
☑	☐	☐	☐

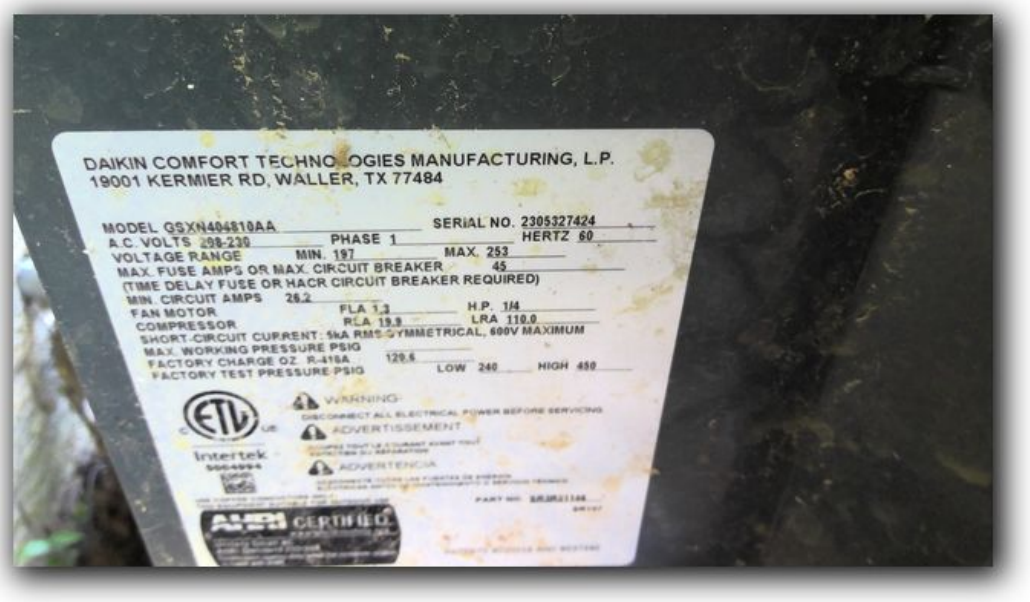
A. Heating Equipment
Type of Systems: Central
Energy Sources: Electric
Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

I	NI	NP	D
☑	☐	☐	☑

B. Cooling Equipment
Type of Systems: Central
Comments:

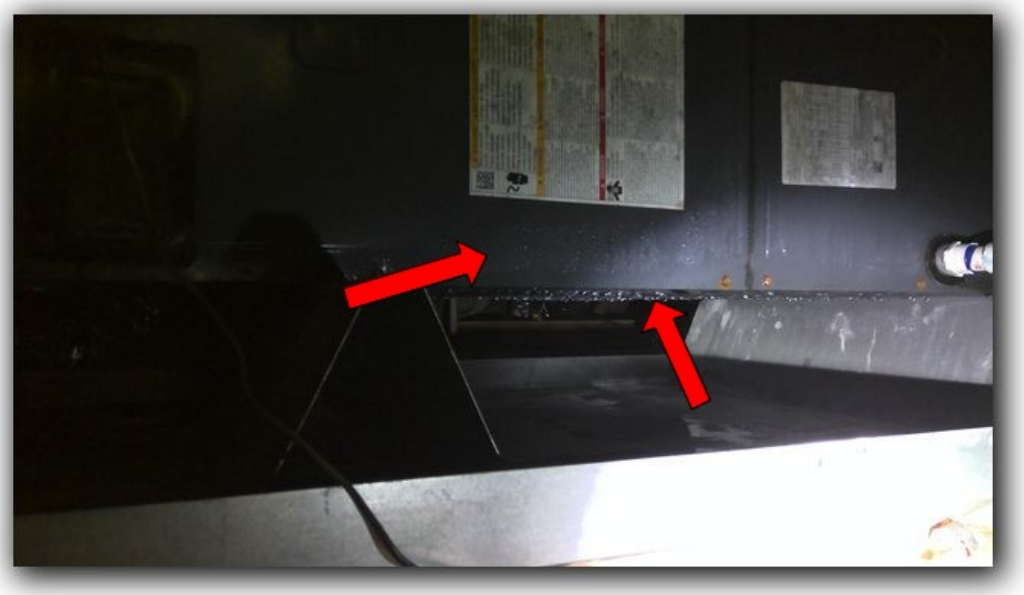
2023 4-ton



Condensation was observed on the coil cabinet in the attic. Improvements should be made.

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

I	NI	NP	D



☑ ☐ ☐ ☐ **C. Duct Systems, Chases, and Vents**
Comments:

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

IV. PLUMBING SYSTEMS

☑ ☐ ☐ ☑ **A. Plumbing Supply, Distribution Systems and Fixtures**
Location of water meter: East side of the home
Location of main water supply valve: Southeast corner of the home
Static water pressure reading: 60 psi
Type of supply piping material: CPVC
Comments:

The main water shut-off handle is damaged and should be repaired.

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

I	NI	NP	D



It is recommended that an anti-siphon device be added to the hose bib(s).



Water lines exposed on the exterior should be insulated to protect the pipe from damage during freezing temperatures.

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

I	NI	NP	D



The kitchen faucet is loose and should be tightened.

The sink in the master bathroom was observed to drain slowly, suggesting that an obstruction may exist.

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

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

☑ ☐ ☐ ☑ **C. Water Heating Equipment**
Energy Sources: Gas
Capacity: 40 Gallon
Comments:

2014 40-gal -

The water heater is an older unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

The gas line for the water heater is not equipped with a sediment trap.

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

I	NI	NP	D	
☐	☑	☑	☐	**D. Hydro-Massage Therapy Equipment** *Comments*:
☑	☐	☐	☐	**E. Gas Distribution Systems and Gas Appliances** *Location of gas meter*: North side of the home *Type of gas distribution piping material*: Steel *Comments*: It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

V. APPLIANCES

☑	☐	☐	☑	**A. Dishwashers** *Comments*: Model# - GU2275XTVY0 S/N - FY1130281 The dishwasher lacks an air gap device or does not have a proper loop in the drain hose. To ensure proper separation between supply and waste water improvement is necessary.
☑	☐	☐	☐	**B. Food Waste Disposers** *Comments*: It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.
☑	☐	☐	☐	**C. Range Hood and Exhaust Systems** *Comments*: It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.
☑	☐	☐	☑	**D. Ranges, Cooktops, and Ovens** *Comments*: Model# - WFE361LVS 0 S/N - RY1236832 The free standing range should be equipped with an anti-tip device for safety.

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

I	NI	NP	D

The thermostat for the electric range was found to be inaccurate and should be repaired. The temperature was found to be greater than a 25 degree difference of 350 degrees as measured by a detached thermometer. (Temperature remained below 300 degrees)

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

Model# - JVM7195SK6SS
S/N - DV206145L

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

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

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

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

It is the opinion of the inspector that this system was functioning as intended at the time of inspection. No significant deficiencies were observed.

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

The dryer vent should be further inspected and cleaned as necessary.

VI. OPTIONAL SYSTEMS

☑ ☐ ☐ ☑ **A. Landscape Irrigation (Sprinkler) Systems**
Comments:

The valve handle for the irrigation system is corroded and won't turn. Therefore, the irrigation system could not be operated/inspected. Further investigation and repair should be made as necessary.

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

I	NI	NP	D



TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

1234 Anywhere	Galveston	77551
Inspected Address	City	Zip Code

SCOPE OF INSPECTION

A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.

B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**

C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment, has rendered the pest(s) inactive.**

D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.

E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.

F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**

G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.

H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.

I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.

J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

1234 Anywhere | Galveston | 77551
Inspected Address | City | Zip Code

1A. GC Home Inspection — Name of Inspection Company
1B. 0777379 — SPCS Business License Number

1C. 1212 Chesterwood | Pearland | TX | 77581 | 281-682-9558
Address of Inspection Company | City | State | Zip | Telephone No.

1D. Chad Langston — Name of Inspector (Please Print)
1E. Certified Applicator ☑ Technician ☐ (check one)

1F. Monday, September 14, 2026 — Inspection Date

2. John Doe — Name of Person Purchasing Inspection
Seller ☐ Agent ☐ Buyer ☑ Management Co. ☐ Other ☐ _____

3. Doe, John — Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee ☐ Purchaser of Service ☑ Seller ☐ Agent ☑ Buyer ☑
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5A. House and garage only
List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction:

Foundation: Slab ☑ Pier and Beam ☐ Pier Type: _____ Basement ☐ Other: _____

Siding: Wood ☑ Fiber Cement Board ☐ Brick ☑ Stone ☐ Stucco ☐ Other: _____

Roof: Composition ☑ Wood Shingle ☐ Metal ☐ Tile ☐ Other _____

6A. This company has treated or is treating the structure for the following wood destroying insects: N/A

If treating for subterranean termites, the treatment was: Partial ☐ Spot ☐ Bait ☐ Other ☐

If treating for drywood termites or related insets, the treatment was: Full ☐ Limited ☐

6B. N/A | N/A | N/A
Date of Treatment by Inspecting Company | Common Name of Insect | Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes ☐ No ☑ List Insects: N/A

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase of sale of this property. I do further state that neither I nor the company for which I am acting is associate in any way with any party to this real estate transaction.

Signatures:

7A. _____ 0907598
Inspector (Technician or Certified Applicator Name and License Number)

Others Present:

7B. N/A
Apprentices, Technicians, or Certified Applicators (Names) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:

8A. Electric Breaker Box ☐ 8B. Date Posted: 9/14/26
Water Heater Closet ☐
Beneath the Kitchen Sink ☑

9A. Were any areas of the property obstructed or inaccessible? Yes ☑ No ☐
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following:

Attic	☐	Insulated area of attic	☑	Plumbing Areas	☑	Planter box abutting structure	☐
Deck	☐	Sub Floors	☐	Slab Joints	☐	Crawl Space	☐
Soil Grade Too High	☐	Heavy Foliage	☐	Eaves	☑	Weepholes	☐
Other	☑	Specify: Garage obstructed by current owners belonging					

10A. Conditions conducive to wood destroying insect infestation? Yes ☐ No ☑
(Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conducive Conditions include but are not limited to:

		Wood to Ground Contact (G)	☐	Formboards left in place (I)	☐	Excessive Moisture (J)	☐
Debris under or around structure (K)	☐	Footing too low or soil line too high (L)	☐	Wood Rot (M)	☐	Heavy Foliage (N)	☐
Planter box abutting structure (O)	☐	Wood Pile in Contact with Structure (Q)	☐	Wooden Fence in Contact with the Structure (R)			☐
Insufficient ventilation (T)	☐	Other (C)	☐	Specify: N/A			

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11. Inspection Reveals Visible Evidence in or on the structure:	Active Infestation		Previous Infestation		Previous Treatment	
11A. Subterranean Termites	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☑	No ☐
11B. Drywood Termites	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑
11C. Formosan Termites	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑
11D. Carpenter Ants	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑
11E. Other Wood Destroying Insects	Yes ☐	No ☑	Yes ☐	No ☑	Yes ☐	No ☑

Specify: N/A

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

Drill holes

11G. Visible evidence of: N/A has been observed in the following areas: N/A

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed on the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 11. (Refer to Part G, H and I, Scope of Inspection) Yes ☐ No ☑

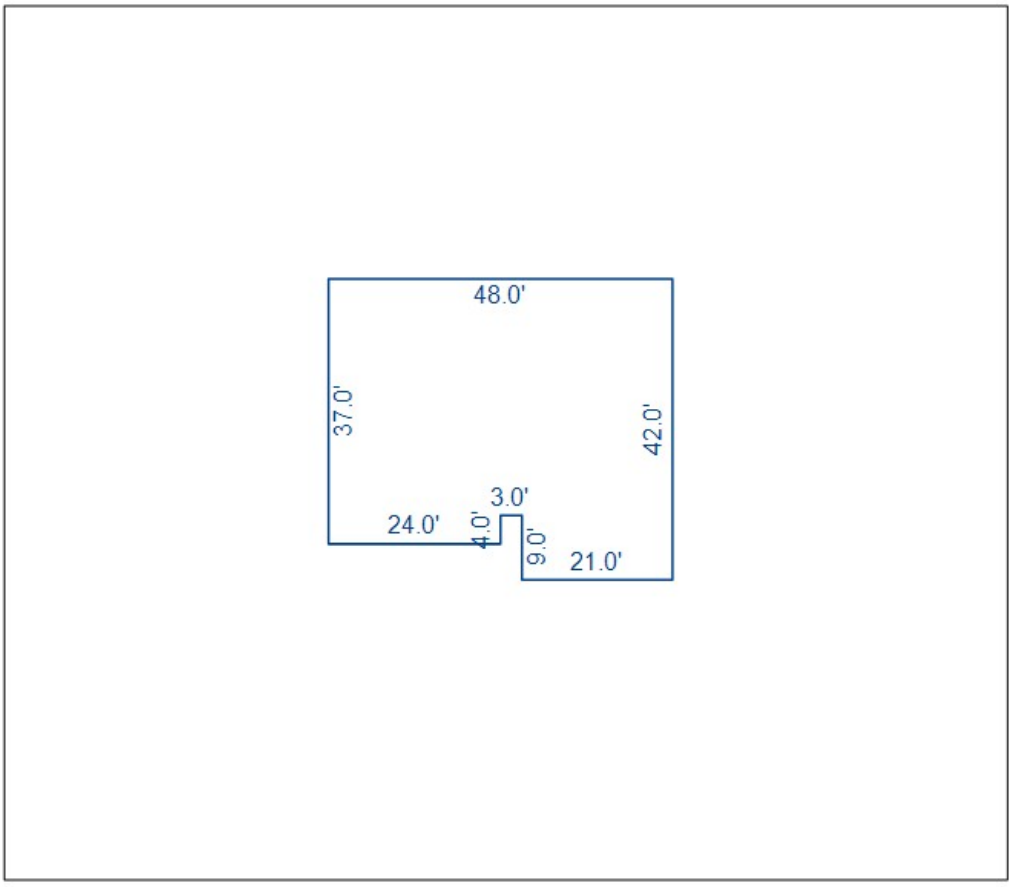
12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes ☐ No ☑

Specify reason:

Refer to Scope of Inspection Part J

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E-Evidence of infestation; A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify



Additional Comments

1234 Anywhere	Galveston	77551
Inspected Address	City	Zip Code

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: N/A

Signature of Purchaser of Property or their Designee	Date
	9/14/26

☐ Customer or Designee not Present **Buyers Initials** _____