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INSPECTED FOR

Sample Report
1234 Sample Report
Richmond, TX 77406

January 14, 2026



PROPERTY INSPECTION REPORT FORM

Sample Report

01/14/2026

Name of Client

Date of Inspection

1234 Sample Report, Richmond, TX 77406

Address of Inspected Property

James Lee

23485

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

Inspection Time In: **8:45 am** Time Out: **1:45 pm** Property was: **Vacant**
Building Orientation (For Purpose Of This Report Front Faces): **North**
Weather Conditions During Inspection: **Sunny**
Outside Temperature During Inspection: **60 ° or Below Degrees**
Parties Present at Inspection: **Buyer**

THIS REPORT IS PAID AND PREPARED FOR THE EXCLUSIVE USE BY Sample Report. THIS COPYRIGHTED REPORT IS NOT VALID WITHOUT THE SIGNED INSPECTION AGREEMENT.

THIS REPORT IS NOT TRANSFERABLE FROM CLIENT NAMED ABOVE.

SCOPE OF INSPECTION

These standards of practice define the minimum levels of inspection required for substantially completed residential improvements to real property up to four dwelling units. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the client with information regarding the general condition of the residence at the time of inspection. The inspector may provide a higher level of inspection performance than required by these standards of practice and may inspect components and systems in addition to those described by the standards of practice.

GENERAL LIMITATIONS

The inspector is not required to:

(A) inspect:

- (i) items other than those listed within these standards of practice;
- (ii) elevators;
- (iii) detached buildings, decks, docks, fences, or waterfront structures or equipment;
- (iv) anything buried, hidden, latent, or concealed;
- (v) sub-surface drainage systems;
- (vi) automated or programmable control systems, automatic shut-off, photoelectric sensors, timers, clocks, metering devices, signal lights, lightning arrestor system, remote controls, security or data distribution systems, solar panels, outdoor kitchens, gas grills (built-in or free standing), refrigerators (built-in or free standing), wine coolers, ice makers or smart home automation components; or
- (vii) concrete flatwork such as; driveways, sidewalks, walkways, paving stones or patios;

(B) report:

- (i) past repairs that appear to be effective and workmanlike except as specifically required by these standards;
- (ii) cosmetic or aesthetic conditions; or
- (iii) wear and tear from ordinary use;

(C) determine:

- (i) insurability, warrantability, suitability, adequacy, compatibility, capacity, reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, life expectancy, age, energy efficiency, vapor barriers, thermostatic performance, compliance with any code, listing, testing or protocol authority, utility sources, or manufacturer or regulatory requirements except as specifically required by these standards;
- (ii) the presence or absence of pests, termites, or other wood-destroying insects or organisms;
- (iii) the presence, absence, or risk of asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison;
- (iv) types of wood or preservative treatment and fastener compatibility; or
- (v) the cause or source of a conditions;

(D) anticipate future events or conditions, including but not limited to:

- (i) decay, deterioration, or damage that may occur after the inspection;
- (ii) deficiencies from abuse, misuse or lack of use;
- (iii) changes in performance of any component or system due to changes in use or occupancy;
- (iv) the consequences of the inspection or its effects on current or future buyers and sellers;
- (v) common household accidents, personal injury, or death;
- (vi) the presence of water penetrations; or
- (vii) future performance of any item;

(E) operate shut-off, safety, stop, pressure or pressure-regulating valves or items requiring the use of codes, keys, combinations, or

- similar devices;
- (F) designate conditions as safe;
 - (G) recommend or provide engineering, architectural, appraisal, mitigation, physical surveying, realty, or other specialist services;
 - (H) review historical records, installation instructions, repair plans, cost estimates, disclosure documents, or other reports;
 - (I) verify sizing, efficiency, or adequacy of the ground surface drainage system;
 - (J) verify sizing, efficiency, or adequacy of the gutter and downspout system;
 - (K) operate recirculation or sump pumps;
 - (L) remedy conditions preventing inspection of any item;
 - (M) apply open flame or light a pilot to operate any appliance;
 - (N) turn on decommissioned equipment, systems or utility services; or
 - (O) provide repair cost estimates, recommendations, or re-inspection services.

THE CLIENT, BY ACCEPTING THIS PROPERTY INSPECTION REPORT OR RELYING UPON IT IN ANY WAY, EXPRESSLY AGREES TO THE SCOPE OF INSPECTION, GENERAL LIMITATIONS AND INSPECTION AGREEMENT INCLUDED IN THIS INSPECTION REPORT.

This inspection report is made for the sole purpose of assisting the purchaser to determine his and/or her own opinion of feasibility of purchasing the inspected property and does not warrant or guarantee all defects to be found. If you have any questions or are unclear regarding our findings, please call our office prior to the expiration of any time limitations such as option periods.

This report contains technical information. If you were not present during this inspection, please call the office to arrange for a consultation with your inspector. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of the reports content.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

This report is not intended to be used for determining insurability or warrantability of the structure and may not conform to the Texas Department of Insurance guidelines for property insurability. ***This report is not to be used by or for any property and/or home warranty company.***

The digital pictures within this report are a representative sample of inaccessible areas, deficiencies or damages in place and should not be considered to show all of the inaccessible areas, deficiencies or damages observed. There will be inaccessible areas, deficiencies or damages not represented with digital imaging.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

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A. Foundations

Type of Foundation(s): Slab on Ground

Comments:

Foundation Is Performing Adequately

In my opinion, the foundation appears to be providing adequate support for the structure at the time of this inspection. I did not observe any apparent evidence that would indicate the presence of adverse performance or significant deficiencies in the foundation. The interior and exterior stress indicators showed little effects of adverse performance and I perceived the foundation to contain no significant unlevelness.

Notice: This inspection is one of first impression and the inspector was not provided with any historical information pertaining to the structural integrity of the inspected real property. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection.

The inspection of the foundation may show it to be providing adequate support for the structure or having movement typical to this region, at the time of the inspection. This does not guarantee the future life or failure of the foundation. **The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied.** If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by an engineer of your choice.

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B. Grading and Drainage

Comments:

Grading & Drainage

- Marginal site drainage was observed on the south side, east side, west side of the structure. Proper drainage is needed to help prevent water from standing and/or ponding next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.
- It is recommended to roll and smooth out all depressions in the grade at the time of inspection.
- One or more of the surface drain(s) are not properly installed. Repairs are recommended to ensure proper operation of the surface drain system.
- **Poor to negative site drainage** was observed on the west side of the structure. Proper drainage is needed to help prevent water from standing and/or pooling next to the foundation beam. Corrective measures may be needed if the water stands within 10-feet of the foundation perimeter beam for more than 24-hours.

Notice: There is an underground and/or surface drainage system in place. The inspector cannot and will not be able to verify the operation, sizing, efficiency or adequacy of the underground and/or surface drainage system. If there are any questions or concerns with this system or the effectiveness of the system, you should consult with the current owner or the appropriate specialist related to this type of system.

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I	NI	NP	D
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Gutter & Downspout System

- The gutters do not have sufficient slope to drain properly on the south side of the roof structure. If they do not perform as intended, it is recommended to adjust the slope.

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I	NI	NP	D
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C. Roof Covering Materials

Type(s) of Roof Covering: Composition

Viewed From: Walked on roof

Comments:

Roof Covering

You are strongly encouraged to have a properly certified roofing contractor to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

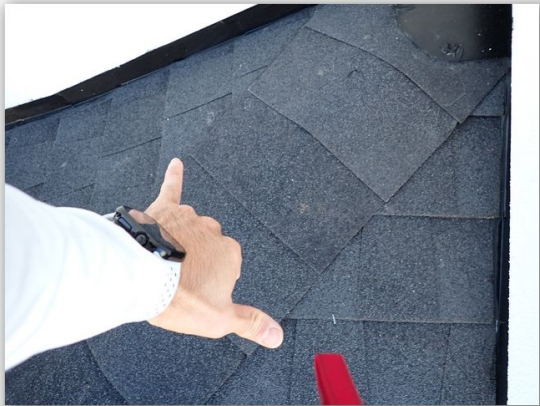
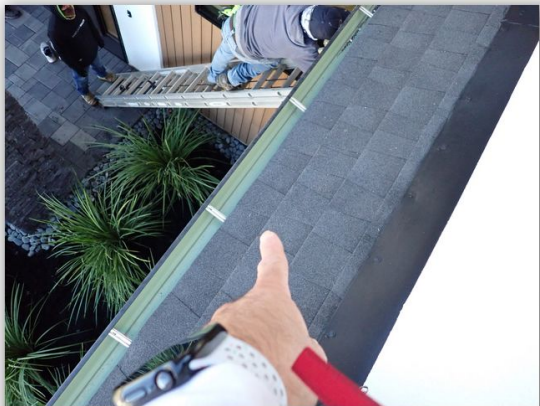
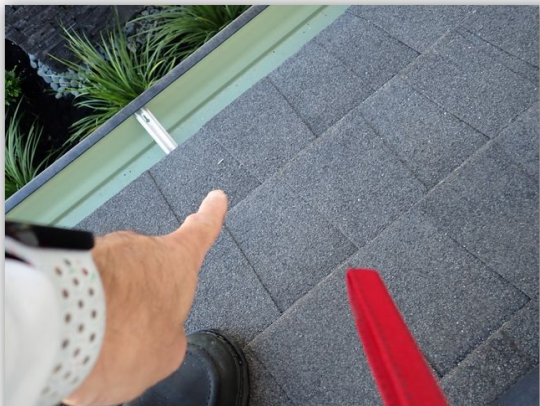
- Improper roofing fasteners were observed at the time of inspection.

Note: Roof fasteners (nails and/or staples) were observed to be exposed and should be properly sealed at the ridge caps and flashing areas.

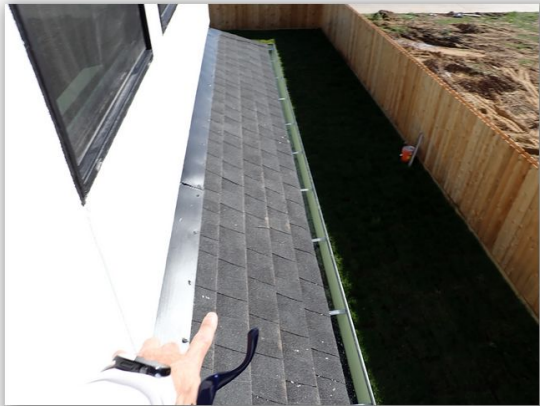
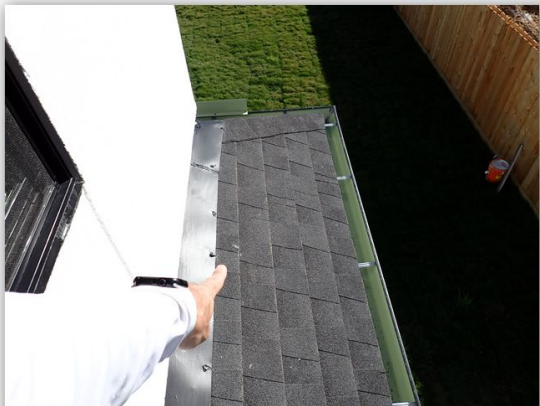
Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.



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I	NI	NP	D



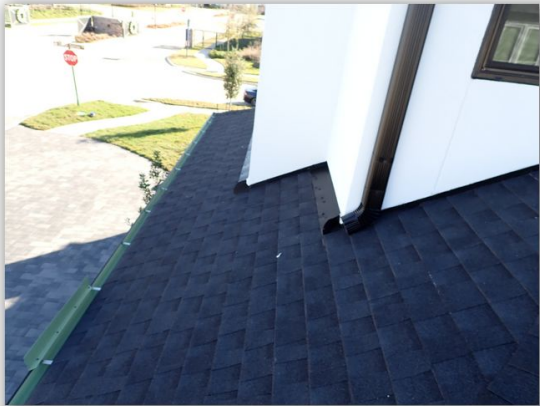
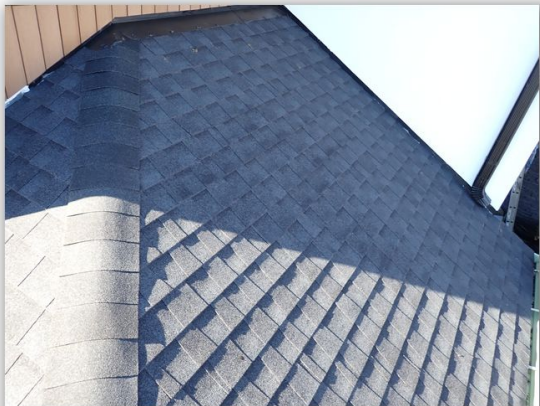
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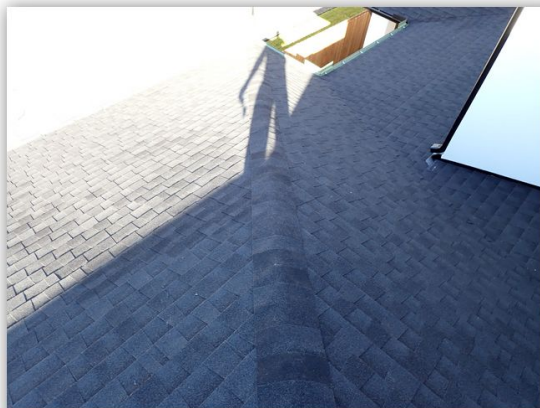
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I	NI	NP	D



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Flashing Details

You are strongly encouraged to have a properly certified roofing contractor to physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the condition of the roofing material. The observation made to support the rendering of this opinion are listed but not limited to the following:

- It is recommended to paint the flashing details to prevent rust and/or UV damage.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.



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I	NI	NP	D



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I	NI	NP	D
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Notice: Life expectancy of the roofing material is not covered by this property inspection report. If any concerns exist about the roof covering life expectancy or potential for future problems, a roofing specialist should be consulted. The Inspector cannot offer an opinion or warranty as to whether the roof has leaked in the past, leaks now, or may be subject to future leaks, either expressed or implied.

The inspection of this roof may show it to be functioning as intended or in need of minor repairs. This inspection does not determine the insurability of the roof. You are strongly encouraged to have your Insurance Company physically inspect the roof, prior to the expiration of any time limitations such as option or warranty periods, to fully evaluate the insurability of the roof.

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D. Roof Structures and Attics

Viewed From: From Interior of Attic

Approximate Average Depth of Insulation: Foamed Rafters / Roof Decking

(**Note:** Generally recommended depth of attic floor insulation is approximately 10+ inches to achieve a R30 rating.)

Insulation Type: Foam

Description of Roof Structure: Rafter Assembly

Attic Accessibility: Partial

Comments:

Roof Structure

All components were found to be performing and in satisfactory condition on the day of the inspection.

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Attic Ventilation

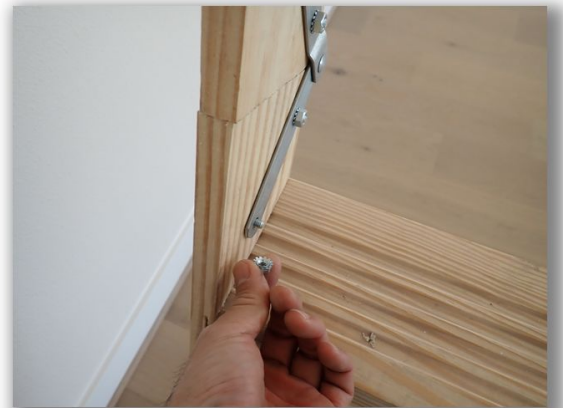
All components were found to be performing and in satisfactory condition on the day of the inspection.

Attic Insulation

All components were found to be performing and in satisfactory condition on the day of the inspection.

Attic Ladder

- Some of the attic ladder nuts and bolts were observed to be loose and/or missing. Improvements to the attic ladder are recommended for reasons of safety.



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E. Walls (Interior and Exterior)

Comments:

Description of Exterior Cladding: Hard Coat Stucco, Adhered Stone/Masonry Veneer

Interior Walls & Surfaces

- Paint touch ups are recommended in several locations at the time of inspection.
- Several locations of cosmetic repair (texture, caulk, paint) are recommended.
- Interior wall joint cracks were observed in the several locations throughout the house.
- The wall texture has some deterioration and/or damage in the several locations throughout the house.
- The baseboards were observed to be missing in the upstairs primary bathroom closet closet.

I=Inspected

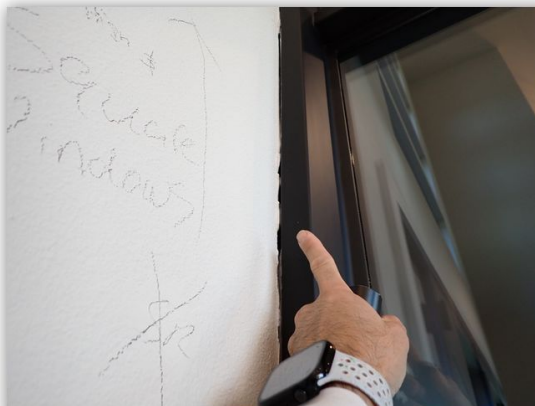
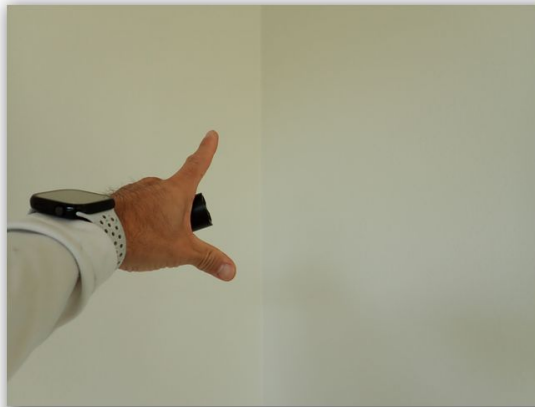
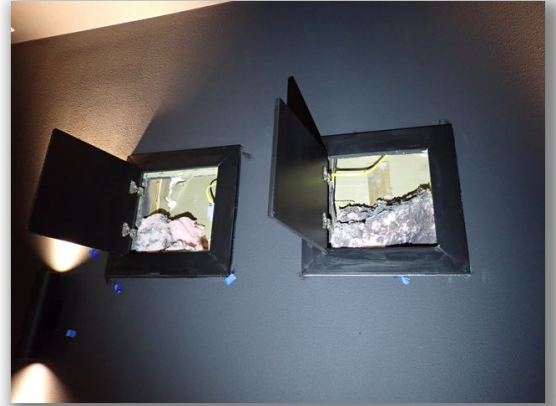
NI=Not Inspected

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I	NI	NP	D
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Notice: The inspector was unable to inspect all of the interior surfaces because of window treatments, personalized wall treatments / finishes, personal effects, large, heavy or fragile storage and/or furniture.



Cabinets & Cabinet Surfaces

- Cabinet surface damage was observed in the kitchen.
- Countertop surface damage was observed in the laundry room.
- The cabinet drawers are not operating properly in the upstairs primary bathroom.

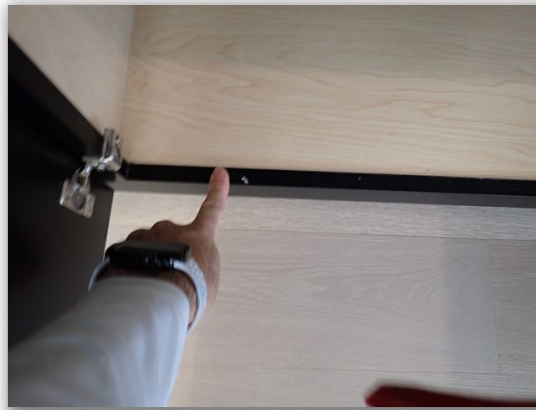
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Stucco (Hard Coat or EIFS) Observation and Opinions

There is a stucco type product installed as the exterior veneer / cladding for this structure. Due to the known general misapplication of residential stucco products, associated deficiencies and water intrusion problems; full evaluation of this product requires a specialty inspection from a Properly Certified Third Party Stucco Inspector.

At this time a general limited visually based survey of the accessible exterior stucco veneer / cladding will be performed without the use of any specialized tools or procedures. The Inspectors findings will be listed below but all possible deficiencies will not be limited to the following:

- Some of the stucco material was observed to be unfinished at the time of inspection.
- Failing or missing sealant was observed at and around the stucco type veneer/cladding and the wall opening interfaces (windows, doors, electrical outlets, plumbing outlets, etc.) This condition should be improved to help prevent water intrusion at these locations. It is recommended to use an industry approved NP1 sealant.
- Cracking of the stucco type veneer/cladding was observed on the west side, east side of the structure. This condition should be further evaluated and corrected as necessary.
- The EPS ledge and/or bans do not have a proper 6/12 slope away from the structures walls.
- The drainage plane was observed to be blocked on the north side of the structure.
- The Tyvek material was observed to be torn on the north exterior wall at the time of inspection,

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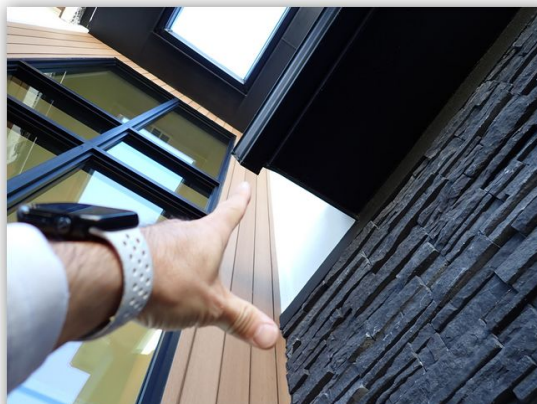
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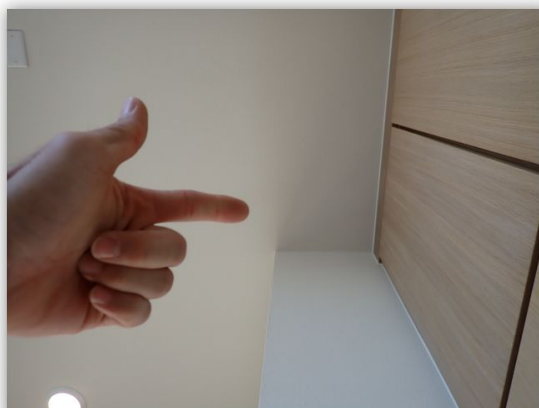
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F. Ceilings and Floors

Comments:

Ceilings

- Paint touch ups are recommended in several locations at the time of inspection.
- Several locations of cosmetic repair (texture, caulk, paint) are recommended.
- Ceiling joint cracks were observed in the kitchen.



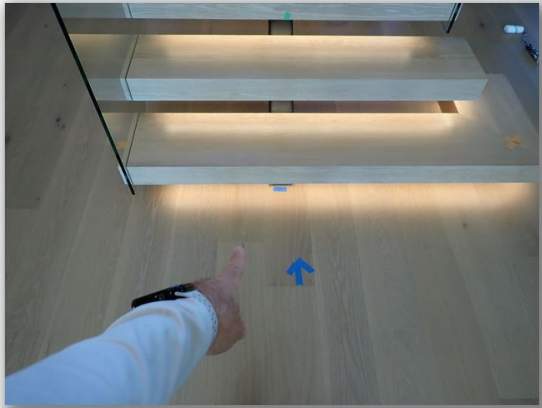
Floors

- The floor covering is stained in one or more locations of the home.
- The floor covering was observed to be damaged in the stairway; upstairs primary bedroom.
- The floors were observed to be out-of-level in some areas of the house.

Note: The upstairs sub-floor (flooring) is noisy when walked over in one or more locations.

Note: Some cracking of the garage concrete floor finish was observed.

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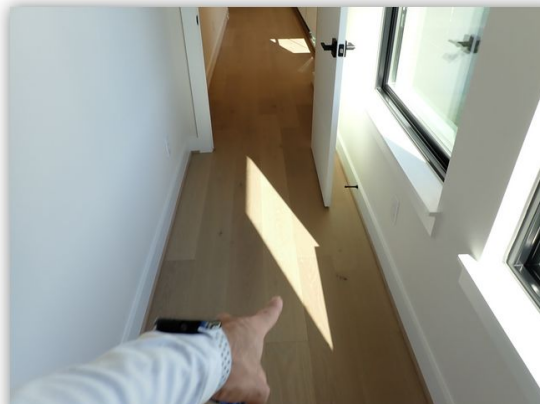
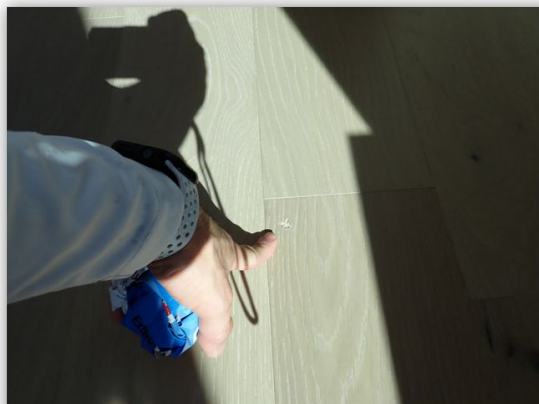
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G. Doors (Interior and Exterior)

Comments:

Interior Doors

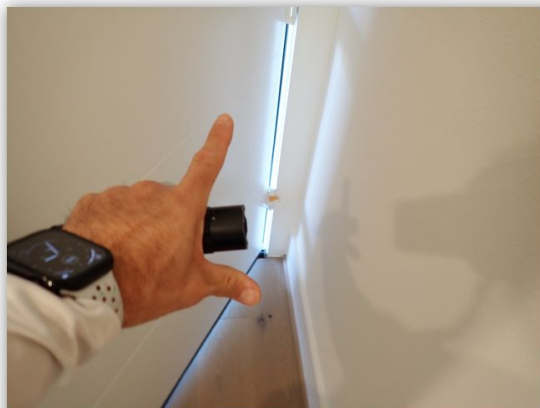
- The door is not latching properly to the upstairs front middle bedroom bathroom closet, upstairs side middle bedroom bathroom closet, primary bedroom.



Exterior Doors

- Weather-stripping improvements are recommended for the kitchen exterior door(s).
- The door hardware for the garage entry door was observed to be noisy at the time of inspection.

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



Overhead Garage Door

- The weather-stripping for the overhead garage door is damaged and repairs or replacement may be needed.



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D=Deficient

I	NI	NP	D
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H. Windows

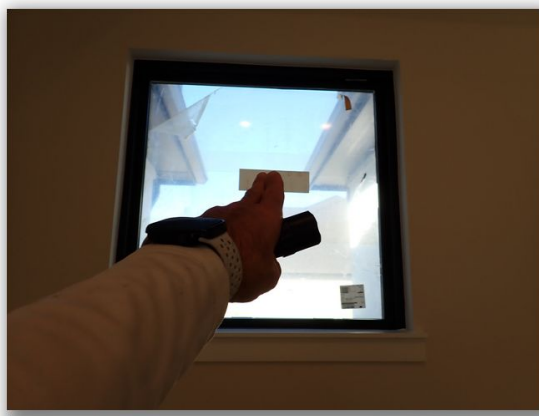
Comments:

Window Screens

All components were found to be performing and in satisfactory condition on the day of the inspection.

Windows

- Cracked and/or broken window glass was observed in the gameroom.



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I. Stairways (Interior and Exterior)

Comments:

- The cover plate for the ends of the stair rails was observed to be missing at the time of inspection.



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J. Fireplaces and Chimneys

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

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K. Porches, Balconies, Decks, and Carports
Comments:

Porches / Patio

- Larger than typical cracks and/or deficiencies were observed in the patio.



Driveway

All components were found to be performing and in satisfactory condition on the day of the inspection.

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I	NI	NP	D



I=Inspected

NI=Not Inspected

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I	NI	NP	D
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II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

Panel Box (x2)

Box Rating and/or Main Disconnect Rating: 150 amps

Box Location: West Exterior Wall

Cabinet Manufacturer: ABB

Branch Circuit Wire Type: Copper

All components were found to be performing and in satisfactory condition on the day of the inspection.



Sub Panel (x2)

Box Location: Garage

Cabinet Manufacturer: EATON

Branch Circuit Wire Type: Copper

All components were found to be performing and in satisfactory condition on the day of the inspection.



Arc-Fault Circuit Interrupter Protection (AFCI)

All components were found to be performing and in satisfactory condition on the day of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Grounding / Bonding

All components were found to be performing and in satisfactory condition on the day of the inspection.



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B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

Receptacle Outlets

- One or more of the receptacle cover plates are damaged in the upstairs front corner bedroom.
- One or more of the receptacles were observed to have an open ground connection in the upstairs front middle bedroom.
- One or more of the receptacles have reversed polarity (i.e. it is wired backwards). This receptacle(s) and the circuit should be investigated and improved as necessary. The receptacle(s) in question are located in the kitchen.
- Not all of the receptacles in the wet/damp areas have ground fault circuit interrupter (GFCI) protection. Under current electrical standards all of the exterior/accessory building receptacles, all crawl space receptacles, all kitchen counter top receptacles, all bathroom receptacles, all attic receptacles, all laundry room receptacles, all garage receptacles, dishwasher receptacle, receptacle in cabinet under kitchen sink, any receptacle within 6-feet of the sink, all wet bar area receptacles and pool equipment should have GFCI protection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Arc-Fault Circuit Interrupter Protection (AFCI)

All components were found to be performing and in satisfactory condition on the day of the inspection.

Switches

All components were found to be performing and in satisfactory condition on the day of the inspection.

Note: I was unable to determine the operation end of one or more of the switches.

I=Inspected

NI=Not Inspected

NP=Not Present

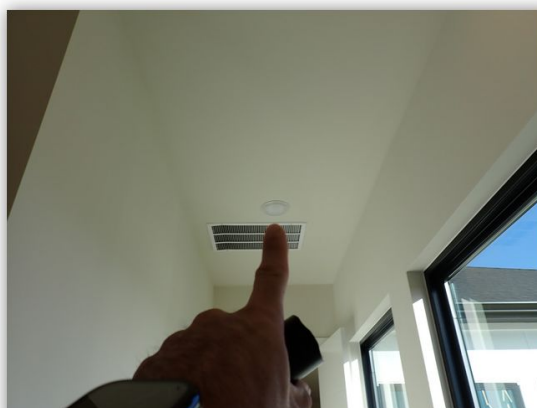
D=Deficient

I	NI	NP	D
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Fixtures

- One or more of the light fixtures are inoperative in the upstairs primary bedroom. This may be due to a bad bulb or some other unknown condition. This condition should be further evaluated and corrected as necessary.
- The electric heater was observed to not function properly at the time of inspection.

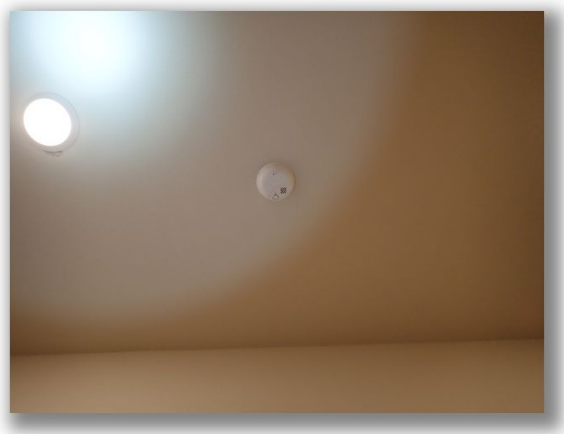


Smoke Alarms

All components were found to be performing and in satisfactory condition on the day of the inspection.

Note: It is recommended to replace the batteries in all of the smoke detectors once a year for reasons of safety.

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



Carbon Monoxide Alarms
All components were found to be performing and in satisfactory condition on the day of the inspection.

Doorbell / Chime
All components were found to be performing and in satisfactory condition on the day of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type of Systems:

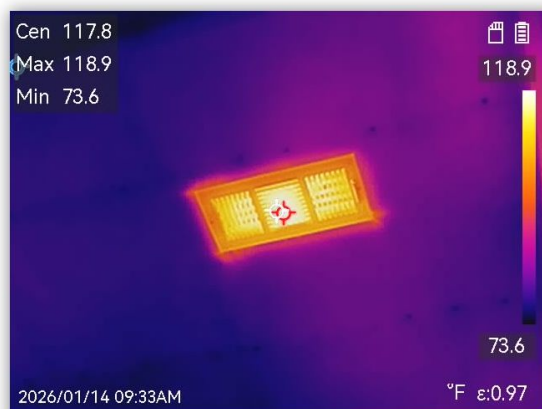
Energy Sources:

Comments:

Central Heating System – Energy Source: Gas

Brand Name: Lennox

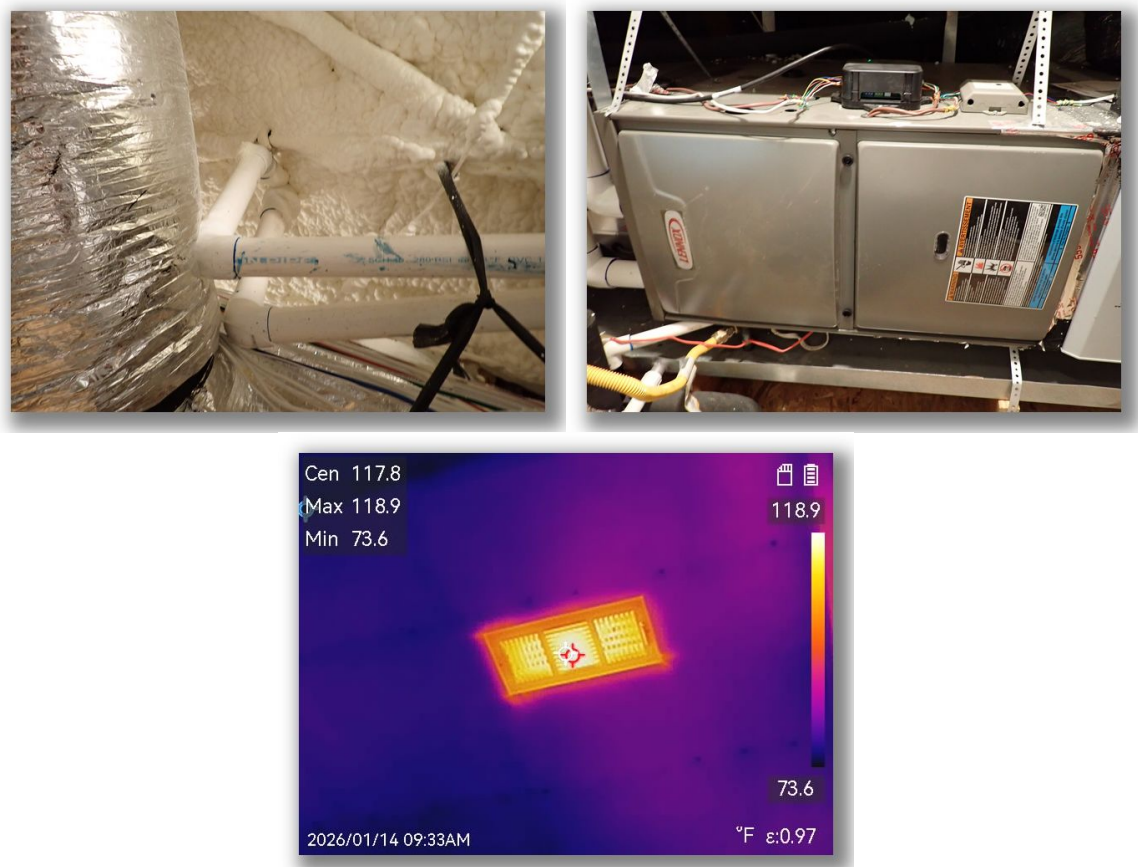
All components were found to be performing and in satisfactory condition on the day of the inspection.



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

Central Heating System – Energy Source: Gas
Brand Name: Lennox

All components were found to be performing and in satisfactory condition on the day of the inspection.



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

Central Heating System – Energy Source: Gas
Brand Name: Lennox

All components were found to be performing and in satisfactory condition on the day of the inspection.



I=InspectedNI=Not InspectedNP=Not PresentD=Deficient

I	NI	NP	D
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B. Cooling Equipment

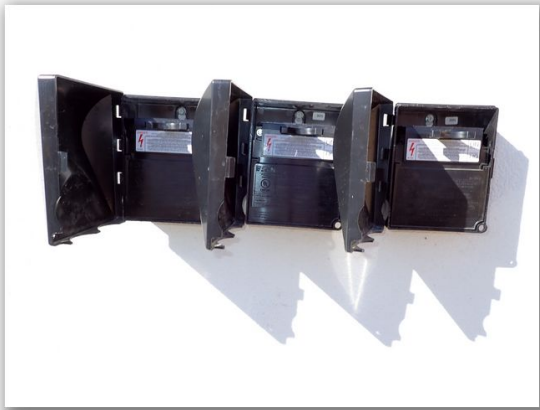
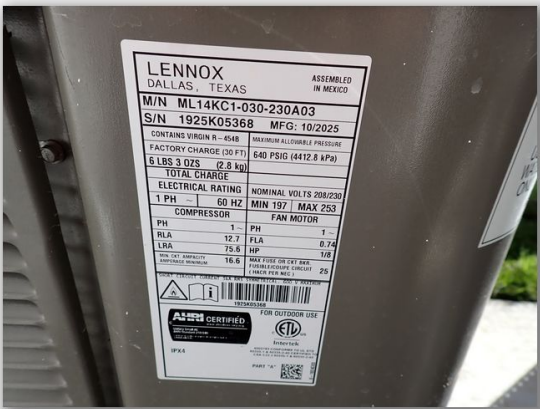
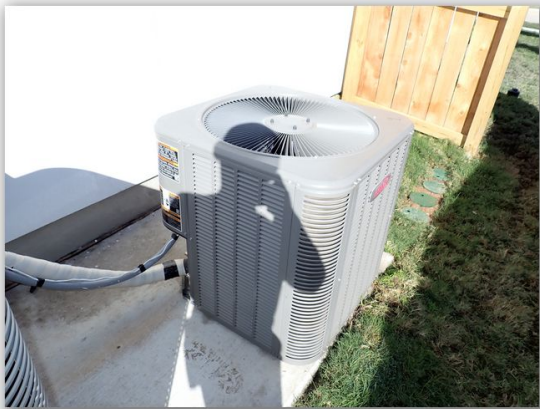
Type of Systems:
Comments:

Central Cooling System 1

Today's Temperature Differential (Delta-T): Unable to check Delta-T due to outdoor temperature.
Approximate System Age: 2025
Approximate System Size: 2.5 ton
Brand Name: **Lennox**
Freon Type: **R-454B**

All components were found to be performing and in satisfactory condition on the day of the inspection.

Note: The temperature differential of the cooling system could not be accurately checked due to the outside ambient temperature being below 60 Degrees. If any concerns exist about the system achieving a proper differential or the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment.



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

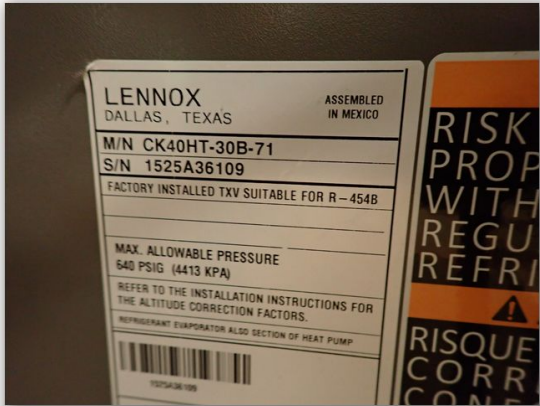


Central Cooling System 2
Today's Temperature Differential (Delta-T): Unable to check Delta-T due to outdoor temperature.
Approximate System Age: 2025
Approximate System Size: 3 ton
Brand Name: Lennox
Freon Type: R-454B

All components were found to be performing and in satisfactory condition on the day of the inspection.

Note: The temperature differential of the cooling system could not be accurately checked due to the outside ambient temperature being below 60 Degrees. If any concerns exist about the system achieving a proper differential or the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment.

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
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Central Cooling System 3

Today's Temperature Differential (Delta-T): Unable to check Delta-T due to outdoor temperature.

Approximate System Age: 2025

Approximate System Size: 2.5 ton

Brand Name: Lennox

Freon Type: R-454B

All components were found to be performing and in satisfactory condition on the day of the inspection.

Note: The temperature differential of the cooling system could not be accurately checked due to the outside ambient temperature being below 60 Degrees. If any concerns exist about the system achieving a proper differential or the future operation of the cooling equipment, then it is recommended that a Qualified HVAC Technician further inspect and give an evaluation on the operation of the equipment and any further concerns that may exist with this equipment.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Dehumidifier

All components were found to be performing and in satisfactory condition on the day of the inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



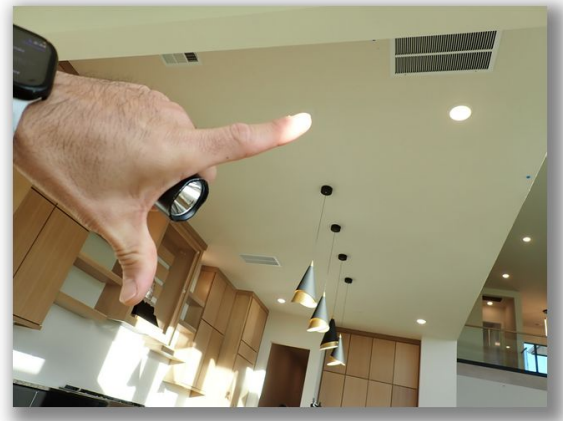
Notice: Temperature differential readings (Delta-T) are an accepted industry standard of practice for testing the proper operation of the cooling system. Our company policy normal acceptable range is considered approximately **between 15 to 20 degrees °F** total difference (Delta-T) measured between the return air and supply air within close proximity of the related coils of the system being evaluated. Conditions such as but not limited to; excessive humidity, high or low outdoor temperatures or restricted airflow may indicate abnormal operation even through the equipment is functioning basically as designed and occasionally may indicate normal operation in spite of an equipment malfunction. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.**

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C. Duct Systems, Chases, and Vents

Comments:

- The return air intake register for the heating and cooling system is in a poor location. The return air intake register is currently located in the kitchen.



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
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IV. PLUMBING SYSTEMS

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A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: Within 5-feet of Front Curb

Location of main water supply valve: Within 3-feet of west exterior wall.

Static water pressure reading: 60 to 70 psi

Type of supply piping material: PEX

Comments:

Water Supply System

All components were found to be performing and in satisfactory condition on the day of the inspection.



Exterior Faucets/Fixtures

All components were found to be performing and in satisfactory condition on the day of the inspection.

Laundry Connections

All components were found to be performing and in satisfactory condition on the day of the inspection.



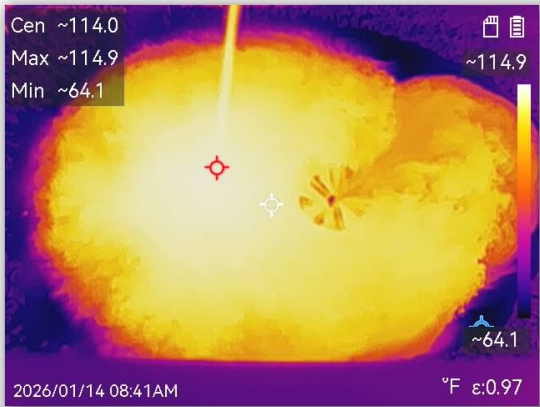
Laundry Sink

All components were found to be performing and in satisfactory condition on the day of the inspection.

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



Kitchen Sink
All components were found to be performing and in satisfactory condition on the day of the inspection.



Primary Bathroom
Shower

- The slope of the shower pan was observed to be improper due to water being held at the time of inspection.

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



Downstairs Half Bath

Left Lavatory / Sink

- There are no water supply shutoff valves for this fixture.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Kitchen Prep-Sink

All components were found to be performing and in satisfactory condition on the day of the inspection.



Upstairs Front Middle Bedroom Bathroom

Lavatory / Sink

- The undermount sink is not properly supported and is currently only held up with adhesive. It is recommended to add support to prevent future damage.
- The primary drain line terminating into the sink was observed to be leaking at the time of inspection.

Commode / Toilet

- The commode tank fill valve assembly is not functioning properly.

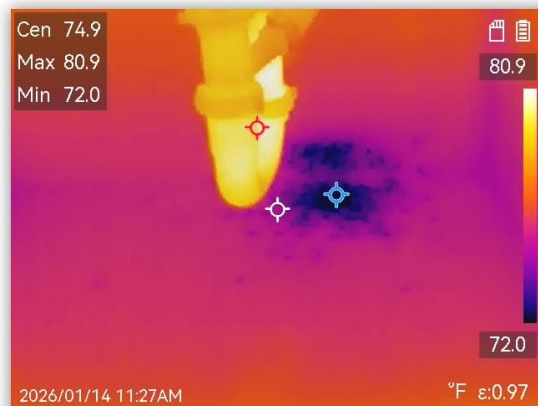
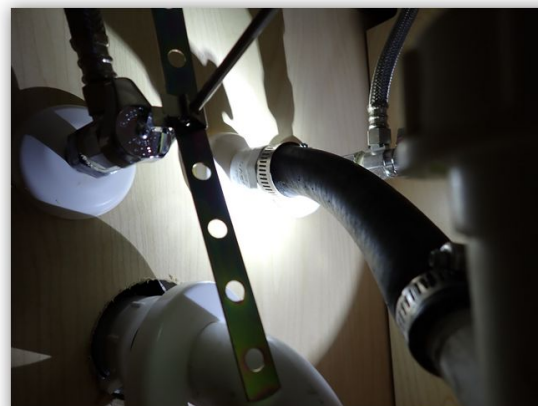
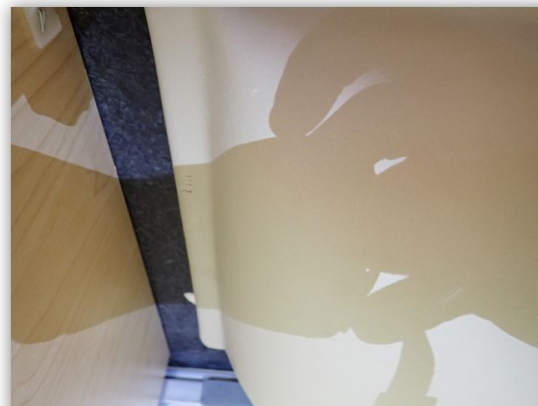
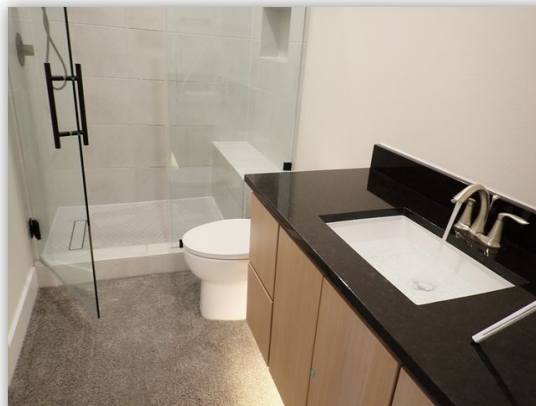
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Upstairs Front Corner Bedroom Bathroom

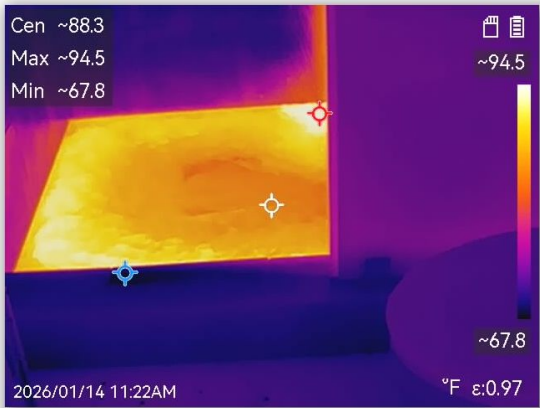
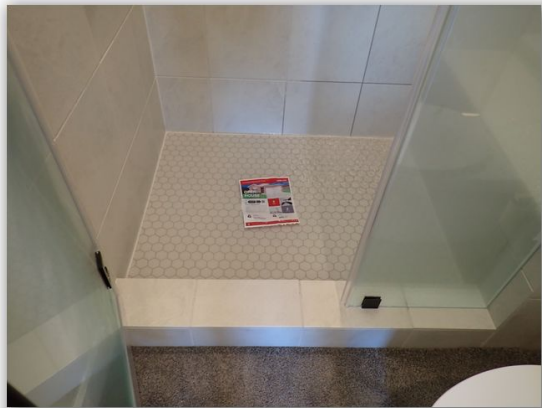
Lavatory / Sink

- The undermount sink is not properly supported and is currently only held up with adhesive. It is recommended to add support to prevent future damage.

Shower

- Some of the enclosure tiles were observed to be cracked.

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
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Upstairs Primary Bathroom

Left Lavatory / Sink

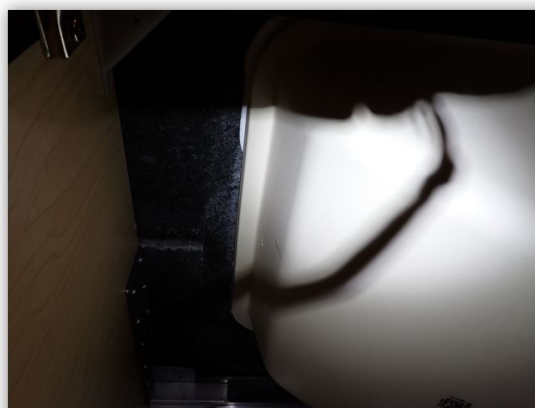
- The undermount sink is not properly supported and is currently only held up with adhesive. It is recommended to add support to prevent future damage.

Right Lavatory / Sink

- The undermount sink is not properly supported and is currently only held up with adhesive. It is recommended to add support to prevent future damage.

Shower

- Cracked, deteriorated and/or missing grout and/or caulking should be repaired or replaced as necessary.
- The slope of the shower pan was observed to be improper due to water being held at the time of inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

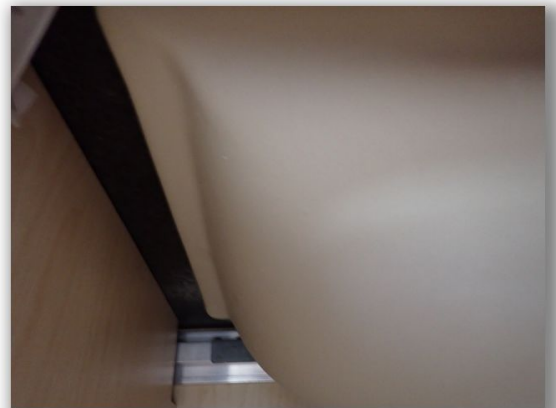
I	NI	NP	D
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Upstairs Rear Corner Bedroom Bathroom

Lavatory / Sink

- The undermount sink is not properly supported and is currently only held up with adhesive. It is recommended to add support to prevent future damage.



Notice: The Inspector has attempted to discover and report conditions requiring further evaluation or repair. However; determining the condition of any component that is not visible and/or accessible, such as
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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plumbing components that are buried, beneath the foundation, located within construction voids or otherwise concealed, and reporting any deficiency that does not appear or become evident during our limited cursory and visual survey is outside the scope of this inspection. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.**

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B. Drains, Wastes, and Vents

Type of drain piping material: PVC

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.



Notice: Reporting the condition of drains, wastes and vent piping that is not completely visible and/or accessible or; reporting any defect or deficiency that requires extended use of the system to develop or does not become evident during our limited cursory and visual survey is outside the scope of the inspection. This is a limited cursory and visual survey of the accessible general conditions and circumstances present at the time of this inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are one of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. **The inspector will not be able to anticipate future events, conditions or changes in performance of any component or system due to changes in use or occupancy. The inspector makes no guarantee or warranty, express or implied, as to future performance of any item, system or component.**

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

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C. Water Heating Equipment

Energy Sources:

Capacity:

Comments:

Water Heater – Energy Source: **Gas**

Location: **Attic**

Approximate Capacity: **Tankless Water Heater**

Approximate Age: **2025**

Brand Name: **Rinnai**

- The dead front cover was observed to be damaged at the time of inspection.



I=InspectedNI=Not InspectedNP=Not PresentD=Deficient

I	NI	NP	D
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D. Hydro-Massage Therapy Equipment

Comments:

Note: There is no hydro-massage therapy equipment present at the time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Within 3-feet of west exterior wall.

Type of gas distribution piping material: Black Steel Pipe, Flexible Appliance Connector

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.



Notice: The Inspector will use a combustible gas leak detector on accessible gas lines, joints, unions and connectors and report visible deficiencies found at the time and date of the inspection. The inspector inspects the gas lines from the point they enter the structure and will complete the inspection without digging, damaging property, permanent construction or building finish. When performing the inspection, the inspector will keep in consideration the age of the system and normal wear and tear from ordinary use when rendering opinions.

The inspector is not required to and will not inspect sacrificial anode bonding or for its existence. The Inspector is not licensed to and will not perform a pressure test on the gas line system. The Inspector cannot detect gas leaks below the finished grade (underground), construction voids, between the walls or behind fireplace hearths. Propane tanks will not be inspected. If any further concerns exist about possible gas line failure and/or deficiencies or code compliance, we recommend the buyer have the gas system further evaluated by the local controlling gas supplier and/or a qualified licensed master plumber prior to the expiration of any time limitations such as option or warranty periods.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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V. APPLIANCES

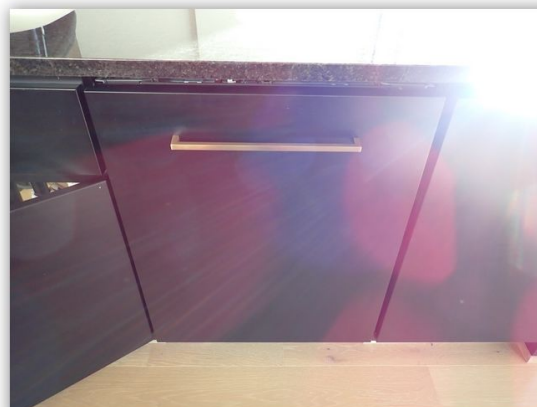
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A. Dishwashers

Comments:

Brand Name: Jenn-Air

All components were found to be performing and in satisfactory condition on the day of the inspection.



Butler's Pantry Dishwasher

Brand Name: Jenn-Air

All components were found to be performing and in satisfactory condition on the day of the inspection.



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B. Food Waste Disposers

Comments:

- The food waste disposer has seized. The unit attempts to respond when the power is switched on but does not begin to operate.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Butler's Pantry Food Waste Disposer

All components were found to be performing and in satisfactory condition on the day of the inspection.



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C. Range Hood and Exhaust Systems

Comments:

- The range hood cover was observed to be missing at the time of inspection.

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



Butler's Pantry Range Exhaust Systems
All components were found to be performing and in satisfactory condition on the day of the inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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D. Ranges, Cooktops, and Ovens

Comments:

Cooktop Brand Name: Jenn-Air

Built-in Oven Brand Name: Jenn-Air

- The gas shutoff valve is in a poor location and is hard to reach.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Butler's Pantry Range

Brand Name: Jenn-Air

All components were found to be performing and in satisfactory condition on the day of the inspection.



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E. Microwave Ovens

Comments:

Brand Name: Jenn-Air

All components were found to be performing and in satisfactory condition on the day of the inspection.



Butler's Pantry Microwave

Brand Name: Jenn-Air

All components were found to be performing and in satisfactory condition on the day of the inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

- The ducting to one of the mechanical exhaust fans was observed to be damaged in the attic area over the upstairs front corner bedroom bathroom.



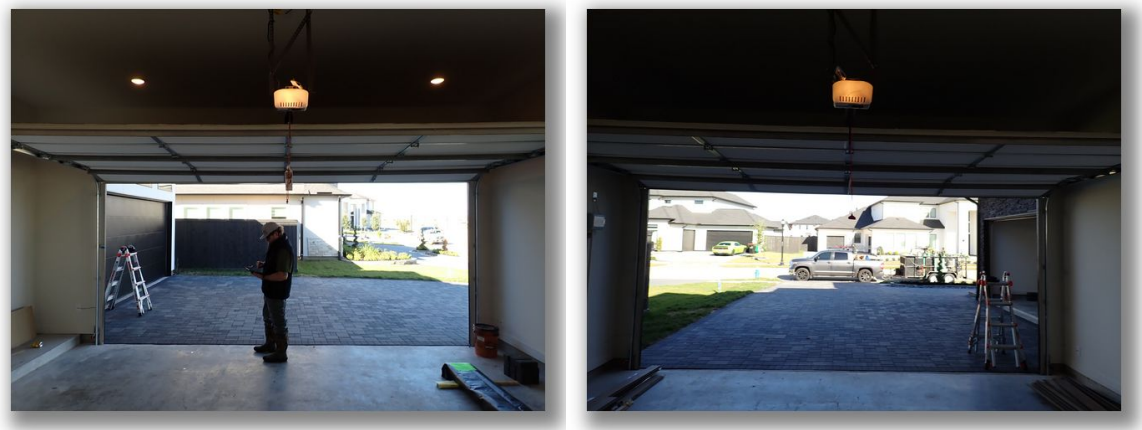
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G. Garage Door Operators

Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

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



☒ ☐ ☐ ☐

H. Dryer Exhaust Systems
Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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VI. OPTIONAL SYSTEMS

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A. Landscape Irrigation (Sprinkler) Systems

Comments:

When the system is operational, all of the sprinkler system associated components are inspected and operated in the manual settings only.

Note: Some municipalities now require moisture (rain/freeze) sensors to be installed on all new installation and existing sprinkler systems. Our company does not maintain a list of municipalities that require the installation of a moisture sensor. Please check with your municipality for moisture sensor requirements. Sprinkler system equipped with a moisture (rain/freeze) sensor ☒ Yes or ☐ No.

Total Number of Zones Wired: 11

Sprinkler System and Associated Components

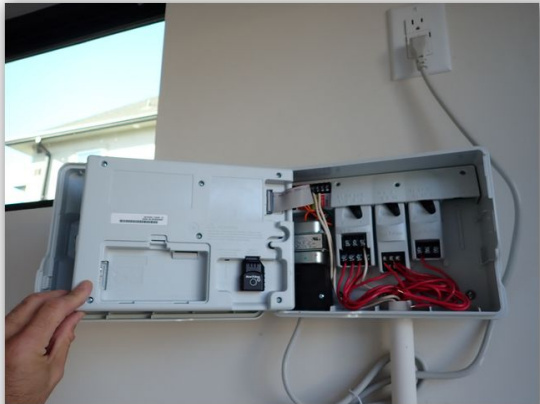
The sprinkler system and associated components should be further evaluated and/or serviced by a Licensed Irrigation Technician. The observations made to support the rendering of this opinion are listed but not limited to the following:

- One or more of the sprinkler heads should be adjusted so not to disperse water onto concrete flatwork (such as; roadways, sidewalks, porches, patios or driveways) in station(s); **1, 2, 3, 4, 5, 9.**
- One or more of the sprinkler heads should be adjusted so not to spray water onto the exterior walls, surfaces or windows in stations; **2, 4, 10, 9.**
- Sprinkler station(s) **11** did not respond when tested in the manual setting. The cause and remedy should be further evaluated and corrected as necessary.

Note: Due to the limited nature of a general home inspection, it is possible that additional deficiencies will be discovered by a licensed technician. It is recommended to have the system serviced prior to the expiration of any option/warranty period.



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



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

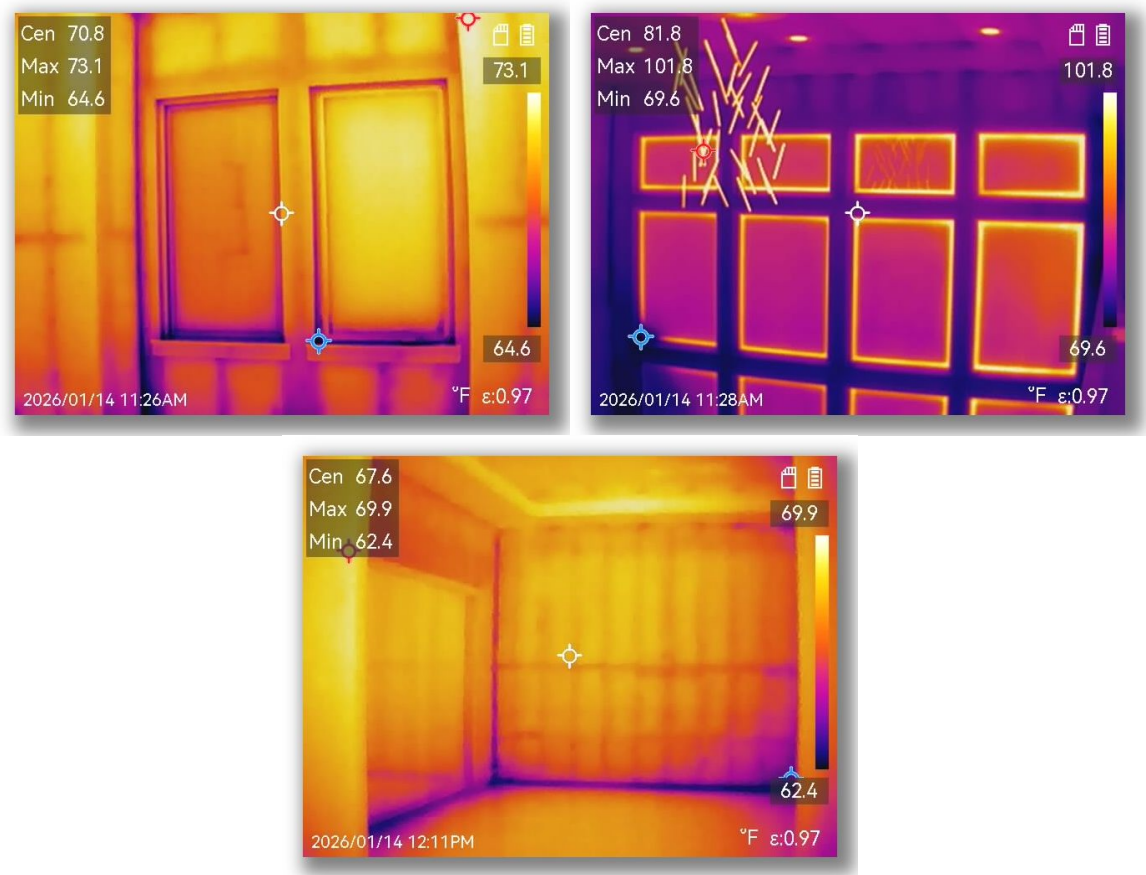


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B. Thermal Imaging / Infrared
Comments:

All components were found to be performing and in satisfactory condition on the day of the inspection.

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



INSPECTION AGREEMENT
PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

This Inspection Agreement (herein after known as the Agreement) is entered into on this day, 01/20/2026, between Sample Report (herein known as the Client) and GBG Inspection (herein known as the Inspector) for the purpose of performing a general property condition inspection concerning 1234 Sample Report (herein known as the property).

I. SCOPE OF SERVICES

- A. A real estate inspection is a non-technically exhaustive, limited visual survey and basic performance evaluation of the systems and components of a building using normal controls and does not require the use of specialized equipment or procedures. The purpose of the inspection is to provide the Client with information regarding the general condition of the Property at the time of inspection.
- B. In exchange for the inspection fee (\$1410.00) paid by the Client, the Inspector agrees to provide the Client with an Inspection Report setting out the Inspector's professional opinions concerning the condition of the Property further described in the report. The inspection will be performed in accordance with the Standards of Practice promulgated by the Texas Real Estate Commission. Inspector will attempt to identify major defects and problems with the Property. However, Client acknowledges that the Inspection Report may not identify all defects or problems.
- C. The inspection is limited to those items which are easily accessible, seen, viewed or capable of being approached, entered and/or operated by the Inspector at the time of the inspection as set out in the Inspection Report. The Inspector will not climb over obstacles, move furnishings or large, heavy, or fragile objects, remove walls, floors, wall coverings, floor coverings and other obstructions in order to inspect concealed items. The inspector will not turn on decommissioned equipment, systems, utility services. Systems, components and conditions which are not specifically addressed in the Inspection Report are excluded.
- D. The Inspection Report may indicate one of the following opinions of the Inspector regarding a particular item:
 - 1. The item is performing its intended function, achieving an operation, function or configuration relative to accepted industry standard practices with consideration of age and normal wear and tear from ordinary use at the time of the inspection;
 - 2. The item is in need of replacement, maintenance or repair; or
 - 3. Further evaluation by an expert is recommended.

II. INSPECTION REPORT

- A. The Inspection Report provided by the Inspector will contain the Inspector's professional, good-faith opinions concerning the need for repair or replacement of certain observable items. All statements in the report are the Inspector's opinions and should not be construed as statements of fact or factual representations concerning the Property. **By signing this Agreement, the Client understands that the services provided by the Inspector fall within the Professional Services Exemption of the Texas Deceptive Trade Practices Act ("DTPA") and agrees that no cause of action exists under the DTPA related to the services provided.**
- B. **Unless specifically stated, the report WILL NOT INCLUDE and should not be read to indicate OPINIONS AS TO:**
 - 1. the presence, absence, or risk of environmental conditions such as asbestos, lead-based paint, **MOLD**, mildew, corrosive or contaminated drywall "Chinese Drywall" or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, poison, presence of toxic or hazardous waste or substances;
 - 2. presence or absence of pests, termites, or other wood-destroying insects or organisms;
 - 3. **COMPLIANCE WITH compliance with any ordinances, statutes or restrictions, CODE, listing, testing or protocol authority, utility sources, property association guidelines or requirements, manufacturer or regulatory requirements;**
 - 4. insurability, efficiency warrantability, suitability, adequacy, compatibility, capacity, durability, quality reliability, marketability, operating costs, recalls, counterfeit products, product lawsuits, age, energy efficiency; or
 - 5. anticipate future life or future events or changes in performance of any item inspected.
- C. The Inspection Report is not a substitute for disclosures by sellers and real estate agents. Said disclosure statements should be carefully investigated for any material facts that may influence or effect the desirability and/or market value of the Property.
- D. As noted above, the Inspection Report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By signing this Agreement, Client acknowledges that qualified experts may be needed to further evaluate such items as structural systems, foundations, grading, drainage, roofing, plumbing, electrical systems, HVAC, appliances, sprinkler systems pool system and components, fire/smoke detection systems, septic systems and other observable items as noted in the report. Any such follow-up should take place prior to the expiration of any time limitations such as option or warranty periods.

III. DISCLAIMER OF WARRANTIES

The inspector makes no guarantee or warranty, express or implied, as to any of the following:

1. That all defects have been found or that the Inspector will pay for repair of undisclosed defects;
2. That any of the items inspected are designed or constructed in a good and workmanlike manner;
3. That any of the items inspected will continue to perform in the future as they are performing at time of the inspection; and
4. That any of the items inspected are merchantable or fit for any particular purpose.

IV. LIMITATION OF LIABILITY

BY SIGNING THIS AGREEMENT, CLIENT ACKNOWLEDGES THAT THE INSPECTION FEE PAID TO THE INSPECTOR IS NOMINAL GIVEN THE RISK OF LIABILITY ASSOCIATED WITH PERFORMING HOME INSPECTIONS IF LIABILITY COULD NOT BE LIMITED. CLIENT ACKNOWLEDGES THAT WITHOUT THE ABILITY TO LIMIT LIABILITY, THE INSPECTOR WOULD BE FORCED TO CHARGE CLIENT MUCH MORE THAN THE INSPECTION FEE FOR THE INSPECTOR'S SERVICES. CLIENT ACKNOWLEDGES BEING GIVEN THE OPPORTUNITY TO HAVE THIS AGREEMENT REVIEWED BY COUNSEL OF HIS OR HER OWN CHOOSING AND FURTHER ACKNOWLEDGES THE OPPORTUNITY OF HIRING A DIFFERENT INSPECTOR TO PERFORM THE INSPECTION. BY SIGNING THIS AGREEMENT, CLIENT AGREES TO LIABILITY BEING LIMITED TO THE AMOUNT OF THE INSPECTION FEE PAID BY THE CLIENT. \$1410.00

V. DISPUTE RESOLUTION

In the event a dispute arises regarding an inspection that has been performed under this agreement, the Client agrees to notify the Inspector within ten (10) days of the date the Client discovers the basis for the dispute so as to give the Inspector a reasonable opportunity to reinspect the property. Client agrees to allow reinspection before any corrective action is taken. Client agrees not to disturb or repair or have repaired anything which might constitute evidence relating to a complaint against the Inspector. Client further agrees that the Inspector can either conduct the reinspection himself or can employ others (at Inspector's expense) to reinspect the property, or both. In the event a dispute cannot be resolved by the Client and the Inspector, the parties agree that any dispute or controversy shall be resolved by mandatory and binding arbitration administered by the American Arbitration Association ("AAA") pursuant to Chapter 171 of the Texas Civil Practice & Remedies Code and in accordance with this arbitration agreement and the commercial arbitration rules of the AAA.

VI. ATTORNEY'S FEES

The Inspector and the Client agree that in the event any dispute or controversy arises as a result of this Agreement, and the services provided hereunder, the prevailing party in that dispute shall be entitled to recover all of the prevailing party's reasonable and necessary attorneys' fees and costs incurred by that party.

VII. EXCLUSIVITY

The Inspection Report is to be prepared exclusively for the Client and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Inspection Report may be released to the buyers Real Estate Agent.

BY MY SIGNATURE BELOW, I ACKNOWLEDGE THAT I HAVE READ THIS CONTRACT AND THAT THE INSPECTOR DID NOT COERCE, PRESSURE OR RUSH ME TO EXECUTE THIS CONTRACT WITHOUT OPPORTUNITY TO FULLY REVIEW THE CONTRACT AND IF NECESSARY HAVE THE CONTRACT REVIEWED BY AN ATTORNEY; THAT INSPECTOR AGREED TO RESCHEDULE THE INSPECTION IN THE EVENT I REQUIRED ADDITIONAL TIME TO REVIEW THE CONTRACT; THAT I UNDERSTAND THE TERMS AND CONDITIONS AND THAT I AGREE TO BE BOUND BY THESE TERMS AND CONDITIONS. IF CLIENT IS MARRIED, CLIENT REPRESENTS THAT THIS OBLIGATION IS A FAMILY OBLIGATION INCURRED IN THE INTEREST OF THE FAMILY.

Client Signature: _____

Date: 01/20/2026

Inspector: James Lee