



346-747-3577

www.gbginpection.com

jamlee@gbginpection.com



INSPECTED FOR

**Sample Report
1234 Sample Report
Fulshear, TX 77441**

December 19, 2025

PROPERTY CONDITION REPORT

Prepared For: Sample Report
(Name of Client)

Concerning: 1234 Sample Report, Fulshear, TX 77441
(Address of Inspected Property)

By: James Lee, Lic #23485 12/19/2025
(Name of Inspector) (Date)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property condition report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected.

The inspection does NOT imply insurability or warrantability of the structure or its components.

This inspection is not an exhaustive inspection of all of the systems or components and is intended to help discover major defects. The inspection may not reveal all deficiencies. An inspection helps to reduce some of the risk involved in building a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance.

When a deficiency is reported, it is the client's responsibility in having the repairs performed by those parties reasonable for the repairs. Any such follow-ups or repairs should take place before the project progresses to a point that make the repairs impossible or impractical. Evaluations by other qualified tradesmen may lead to the discovery of additional deficiencies.

The inspector is not required to provide follow-up services to verify that proper repairs have been made.

This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

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 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.

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.

The digital pictures in this report are a sample of the damages in place and should not be considered to show all of the damages and/or deficiencies found. There will be some damage and/or deficiencies not

represented with digital imaging.

Building Orientation (For Purpose Of This Report Front Faces): **West**
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.

STRUCTURE TYPE: One Story

FOUNDATION TYPE: Slab on Ground

FRAMING

Bottom Plate Anchorage Type: **Bolts**
Does the bottom sill plate have decay preventative treatment?: **Yes**
Are the exterior walls double plated and joints offset?: **Yes**
Type of exterior wall bracing: **Structural Sheathing**
Load bearing wall stud size: **2 x 4**
Load bearing wall stud spacing: **16-inch** on center
Does notching & boring of load bearing walls meet requirements?: **Yes**
Are the lintels properly installed above windows and doors?: **None in place.**
Is the exterior masonry in place at the time of this inspection. **No**
Is the exterior wall flashing properly installed?: **Yes**

Non load bearing walls size: **2 x 4**
Non load bearing wall spacing: **16-inch** on center
Does notching & boring of non-load bearing walls meet requirements?: **Yes**
Are windows and doors framed with Jack Studs and Trimmers?: **Yes**

ROOF STRUCTURE DESIGN TYPE: Rafter Assembly

RAFTER:

Size: **2 x 6, 2 x 8**
Spacing: **16-inch** on center

PURLINS

Size: **2 x 6, 2 x 8**
Purlins properly supported: **Yes**

RIDGE BOARD

Size: **2 x 8, 2 x 10**

HIP RIDGE BOARD

Size: **2 x 6, 2 x 8**

CEILING JOISTS

Size: **2 x 8, 2 x 10**
Spacing: **24-inch** on center

ROOF SHEATHING

Material Type: **OSB Sheathing with Radiant Barrier**
Thickness: **7/8-inch**

ATTIC VENTILATION

Does roof ventilation meet current building standards?: **Yes**

ROOFING MATERIAL TYPE: Composition

This confidential report is prepared exclusively for Sample Report on 01/20/2026.

FLASHING

Drip edge flashing in place?: **Yes**
Drip edge flashing properly installed under felt?: **Yes**

ELECTRICAL

Service provided to structure by: **Underground Wire Service**
Service Size: **Inaccessible at the time of the inspection**
Panel Box Location: **Garage**
Number of Panels: **1**
Are the branch service wires properly separated in the wall cavity?: **Yes**
Are the branch wires properly entering into the panel box?: **Yes**

HEATING, COOLING AND VENTILATION COMPONENTS

Heating Equipment

Energy Source: **Gas**
Number of Units: **1**
Location of Units: **Attic**

Central Cooling:

Attic unit (coils) in place: **Yes**
Attic mounted: Walkway decked to unit (Min. 22" Wide): **Yes**
Attic mounted: 30" work clearance on control side of unit: **Yes**
Attic mounted: Service Light & Receptacle: **Yes**

Ductwork

Type: **Flexible Duct System**
Is the ductwork properly installed?: **Yes**

PLUMBING

Water Supply: **Public Supply**
Waste: **Public System**

Water Distribution Material: **PEX**
Plumbing Properly Vented: **Yes**
Are roof level vent stacks painted to help protect from UV breakdown?: **No**
Are water lines properly secured to the framing to help prevent knocking and banging?: **No**
Are water lines and waste pipes properly protected from fastener "nail" damage?: **Yes**

WATER HEATING EQUIPMENT

Energy Source: **Gas**
Number of Units: **1**
Size: **40 Gallons**
Location: **Attic**

MECHANICAL EXHAUST SYSTEM

Are bathroom and utility mechanical exhaust vents terminated to the exterior of the house?: **Yes**

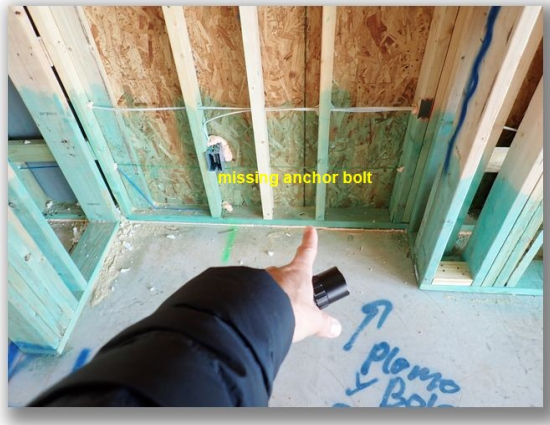
DRYER EXHAUST SYSTEM

Does the dryer exhaust system meet current mechanical installation standards?: **Yes**

I. STRUCTURAL SYSTEMS

A. Foundations

- There are not enough anchor bolts or straps in place in the living room. Under current code requirements, bottom plates shall be anchored to the foundation with anchor bolts or strap spaced a maximum of 6 feet on center. There should be a minimum of two bolts or straps per plate section with one bolt or strap located not more than 12 inches or less than seven bolt diameters from each end of the plate section.



B. Roof Covering Materials

Roof Covering

- Exposed fasteners were observed at the shingles in one or more locations.
- Damaged shingles were observed on the south side of the roof structure.
- The metal roof was observed to be unfinished at the time of inspection.

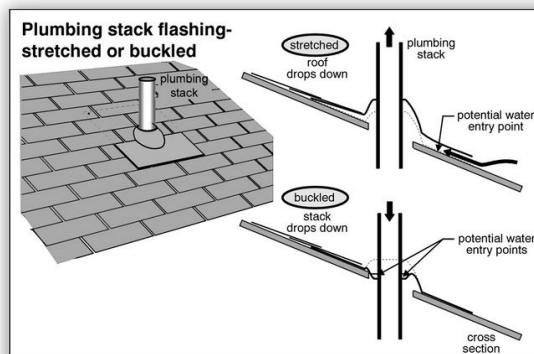


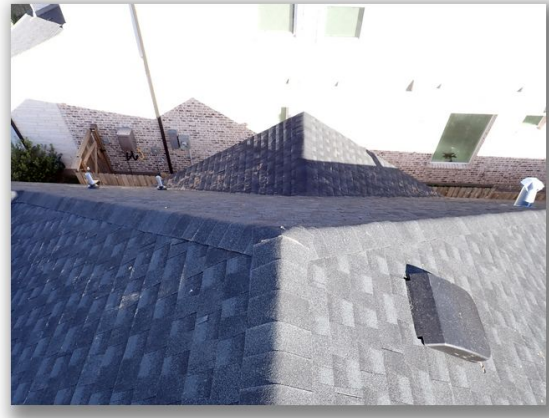
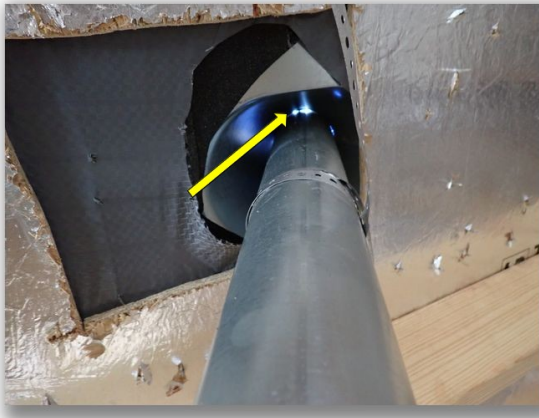




Flashing Details

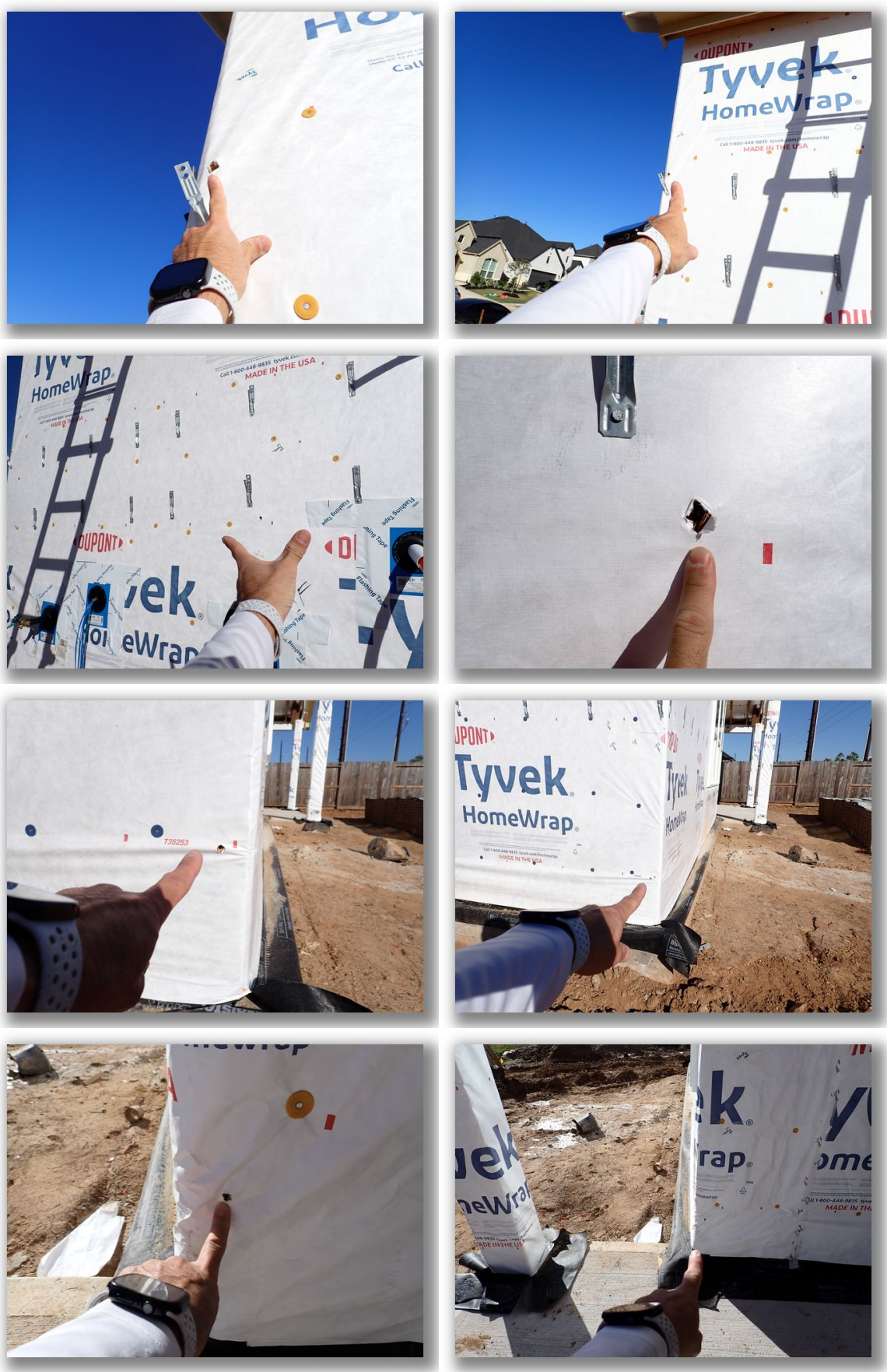
- One or more of the roof level plumbing vent stack flashing details are buckled downward around the plumbing stack. This condition could allow water penetration at this point and corrective measures are recommended.
- It is recommended to paint the flashing details to prevent rust and/or UV damage.
- It is recommended to properly seal the storm collar(s) at the roof level gas equipment vent pipe(s) to help prevent water intrusion into the structure.





C. Exterior Surfaces

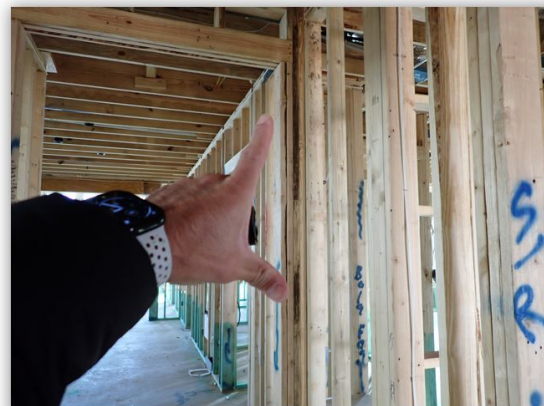
- The holes and/or openings (utility, doors, windows, etc.) in the exterior sheathing / weather barrier should be properly sealed (mastic or tape) on the north, east, west and south sides of the structure.





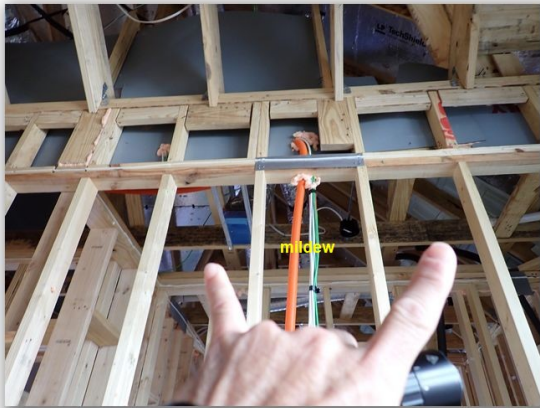
D. Framing

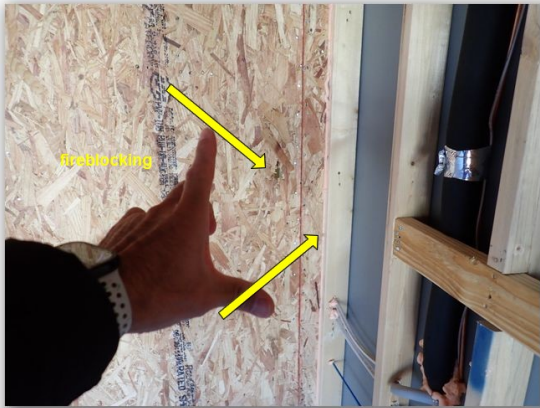
- There was an unknown mold like substance observed in front entry hallway; side middle bedroom; primary bedroom; living room; kitchen; guest bathroom; primary bedroom closet. Evaluation of this substance is beyond the scope of this inspection. If any concerns exist on the type and/or nature of this substance, we recommend further evaluation by a professional in the Air Quality sampling field.
- Improper and/or inadequate fireblocking was observed at the wall void in the garage; side middle bedroom; front corner bedroom; living room. This should be corrected prior to the drywall application.
- The wall studs have been over bored in one or more locations. Under current building standards, the wall studs should not be bored more than 40%. You can bore up to 60% if the wall studs are doubled. It is recommended to correct this issue by doubling up the wall studs in this area or installing a stud boot.











E. Windows

- It is recommended to tint the attic windows to improve energy efficiency.



II. ELECTRICAL SYSTEMS

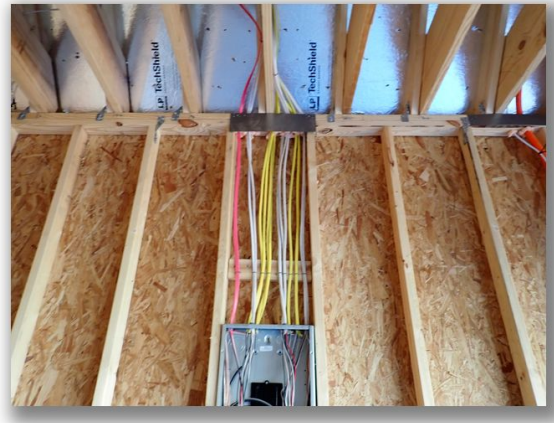
A. Service Entrance Components

- The clamp for the bonding wire was observed to be loose at the time of inspection.



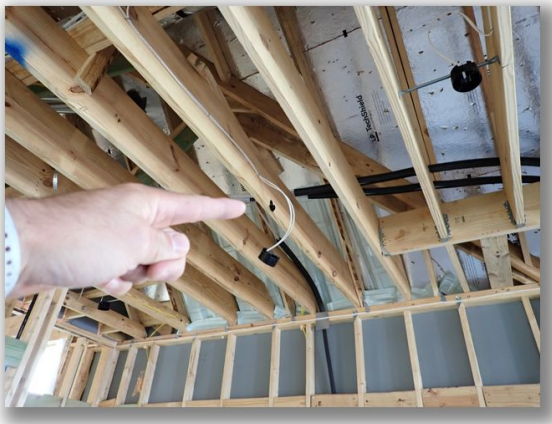
B. Panels / Electrical Cabinets

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



C. Branch Circuit Wiring / Boxes / Devices

- Nail plates are needed to help protect the electrical branch circuit wiring from fastener (nail or screw) damage in the garage, front corner bedroom.
- The junction box in the hall bathroom is twisted/not level. It is recommended to straighten the junction box prior to sheetrock installation.
- One of the junction boxes in the kitchen was observed to be damaged at the time of inspection.



III. PLUMBING SYSTEM

A. Plumbing Supply, Distribution Systems, Drains, Waste and Vents

- The plumbing fixture assembly and plumbing lines are not properly secured in place in the primary bathroom. This will help prevent hammering and water line knocking.
- There is a visible water leak in the water supply line in the laundry room.
- One or more plumbing supply lines are not properly insulated. Under current building standards, all water supply lines that are within 5 feet of the exterior walls should be insulated to prevent freeze damage.
- The main drain line clean out is not capped at the time of inspection. The main clean out should be capped to prevent debris from creating a blockage in the main drain line.
- The main drain line clean out was observed to be broken at the time of inspection. This condition should be further evaluated.



B. Water Heating Equipment

Water Heater – *Energy Source:* Gas

Location: Attic

Approximate Capacity: 40 Gallons

Approximate Age: 2024

Brand Name: Bradford White

- The roof level flue storm collar should be properly sealed to help prevent water intrusion into the structure.
- The vent pipe is not properly mounted at the top of the water heater. This configuration will emit Carbon Monoxide into the attic area, which is a known safety hazard.



INSPECTION AGREEMENT

PLEASE READ THIS AGREEMENT CAREFULLY BEFORE SIGNING

I. SCOPE OF SERVICES

1. In exchange for the Inspection Fee paid by Sample Report, the Inspector agrees to provide the Client with an property condition report setting out the Inspector's professional opinions concerning the condition of the property further described in the report. The inspection will be performed with the use of Generally Accepted Trade Practices, the International Residential Code for One- and Two-Family Dwellings (IRC), and National Electrical Code (NEC) NFPA-70. The Inspector will attempt to identify major defects and problems with the property. However, Client acknowledges that the property condition report may not identify all defects or problems.
2. It is Client's duty to exercise reasonable care to protect himself or herself regarding the condition of the subject property, including those facts which are known to or within the diligent attention and observation of Client. The inspection is based upon the inspector's training, experience and professional judgment. Every building is different and the inspectors must rely upon their skills as inspectors to make decisions taking into account field conditions, which may include, but not limited to, completeness of the construction at the time of the inspection, site conditions, uniqueness of special architectural designs or construction, type of construction and visual accessibility.
3. The inspection is limited to those items which can be seen, easily accessed and/or operated by the Inspector, without hazard or harm to the inspector, at the time of the inspection as set out in the property condition report. The Inspector will not remove walls, floors, wall coverings, floor coverings, insulation or other obstructions in order to inspect concealed items. Systems and conditions which are not specifically addressed in the property condition report are excluded.
4. The Inspector may indicate one of the following opinions of the Inspector regarding a particular item:
 - The item is performing its intended function at the time of the inspection;
 - The item is in need of replacement or repair; or
 - Further evaluation by an expert is recommended.

II. PROPERTY CONDITION REPORT

1. The property condition 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 accepting the property condition report, 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. Unless specifically stated, the report will not include and should not be read to indicate opinions as to the environmental conditions, presence of toxic or hazardous waste or substances, presence of termites or other wood-destroying organisms, or 100% compliance with all codes, ordinances, statutes or restrictions or the insurability, efficiency, quality, durability, future life or future performance of any item inspected.
2. The property condition report is not a substitute for disclosures by builders or sub-contractors. Said disclosure and statements should be carefully considered for any material facts that may influence or effect the desirability and/or market value of the Property.
3. As noted above, the property condition report may state that further evaluation of certain items is needed by an expert in the field of the item inspected. By excepting 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.

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 accepting the property condition report, The Client acknowledges that the Inspection Fee paid to the Inspector is nominal given the risk of liability associated with performing phase inspection services 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 accepting this Agreement,

Client agrees to liability being limited to the amount of the Inspection Fee paid by the Client.

V. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

Excluded from this inspection are any of the building's systems, structure, or components, which are inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of the inspector, or the Client(s) have agreed to not be inspected. The following are excluded from the scope of this real estate inspection unless specifically agreed otherwise between the Inspector and Client(s).

1. Determining compliance with: installation guidelines, manufacturers' specifications, 100% code compliance, local ordinances, zoning regulations, Americans With Disabilities Act, covenants, or other restrictions, including local interpretations thereof.
2. Obtaining or reviewing information from any third-parties including, but not limited to: government agencies (such as permits), component or system manufacturers information, (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, vendors, consultants, homeowner or similar association, attorneys, agents or brokers.
3. Geotechnical, engineering, structural, architectural, design, geological, hydrological, seismic, land surveying or soils-related examinations.
4. Examination of conditions related to animals, birds, rodents, insects, wood destroying insects, organisms, bio-organic growth, mold, and mildew or damage caused thereby.
5. Examining or evaluating the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties or neighbors.
6. Certain factors relating to any systems, structures, or components of the building, including, but not limited to: adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, applicability, marketability, quality, or advisability of purchase.
7. Environmental hazards or conditions, including, but not limited to, the presence, absence, or risk of asbestos, lead-based paint, mold, mildew, or any other environmental hazard, environmental pathogen, carcinogen, toxin, mycotoxin, pollutant, fungal presence or activity, or poison; or toxic, reactive, combustible, corrosive contaminants, wildfire, windstorm, geologic, floods or damage caused thereby.
8. Examining or evaluating inaccessible fire resistive/proofing, damp/waterproofing or weather-protection characteristics of any system, structure or component of the building.
9. Systems, structures, or components not specifically identified in the written inspection report.
10. Negotiating with builders, contractors or any other person acting as the owner's representative unless specifically contracted and incorporated into a separate agreement and fees schedule for such service.

VI. 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 re-inspection 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.

VII. ATTORNEY FEE'S

The Inspector and Sample Report 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.

VIII. EXCLUSIVITY

The Property Condition Report is to be prepared exclusively for Sample Report and is not transferable to anyone in any form. Client gives permission for the Inspector to discuss report findings with the builder, sub-contractor, real estate agents, specialists, or repair persons for the sake of clarification. A copy of the Property Condition Report may be released with written consent of both contractual parties.