



Residential • Multi-Family • Condos • Townhouses

GC Home Inspection

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113 Plum Cir

Lake Jackson, TX 77566





PROPERTY INSPECTION REPORT FORM

John Settlemyre <i>Name of Client</i>	06/30/2025 <i>Date of Inspection</i>
113 Plum Cir, Lake Jackson, TX 77566 <i>Address of Inspected Property</i>	
Chad Gregory Langston Jr. <i>Name of Inspector</i>	25839 <i>TREC License #</i>
Chad Langston <i>Name of Sponsor (if applicable)</i>	7946 <i>TREC License #</i>

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. *It is important* that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) if a condition exists that adversely and materially affects the performance of a system or component **OR** constitutes a hazard to life, limb or property as specified by the SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices and arc-fault 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

SUMMARY OF REPAIRS

1.1 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.

Post tension cable ends were observed on the exterior of the foundation. This should be repaired to prevent corrosion.

SUMMARY OF REPAIRS

1.2 GRADING AND DRAINAGE

The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

The seams in the gutter system are leaking and should be improved as necessary.

Clogged gutters should be cleared of debris.

SUMMARY OF REPAIRS

1.3 ROOF COVERING MATERIALS

Debris should be removed from the roofing.

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.

It is recommended that exposed nail heads be caulked or sealed appropriately.

SUMMARY OF REPAIRS

1.4 ROOF STRUCTURES AND ATTICS

Ideally, the attic access hatch should be better insulated.

SUMMARY OF REPAIRS

1.5 WALLS (INTERIOR AND EXTERIOR)

The expansion joint should be sealed properly to prevent water infiltration.

Water damage was noted on the fascia trim around the exterior. Repairs should be made to prevent further damage.

Exterior wall penetrations should be examined and sealed as necessary.

Water damage was observed to the exterior wall on the rear elevation.

Thermal anomalies were observed in the walls of the home in various locations indicating fallen vertical insulation. Further investigation and repair should be made as necessary.

The tape joints in the walls were wrinkled in various locations which indicates settlement of the home.

The degree of settlement does not appear to be a serious structural concern. Further investigation and repair should be made as necessary.

SUMMARY OF REPAIRS

1.6 CEILINGS AND FLOORS

Thermal anomalies were observed in the ceilings of the home in various locations indicating missing or compressed insulation. Further investigation and repair should be made as necessary.
Water stains were noted on the ceiling in the in the study.
Signs of mildew were observed on the ceiling in the hallway. The cause should be investigated and/or repaired to prevent further damage.

SUMMARY OF REPAIRS

1.7 DOORS (INTERIOR AND EXTERIOR)

The overhead garage door is damaged and needs repair.
The striker plate in the master bedroom closet is off center and should be adjusted to allow the door to latch properly.
The door closer for the screen doors at the rear are missing and/or damaged. Repairs should be made.

SUMMARY OF REPAIRS

1.8 WINDOWS

The window(s) in the front entrance/foyer are cracked and should be repaired.
Spiral sash balances were damaged in the southwest bedroom. This condition should be repaired.
Damaged screen(s) were found on the window(s) should be repaired or replaced.
The windows should be examined and sealed at the exterior to prevent water infiltration and to improve efficiency.
It may be desirable to replace window screens where missing.

SUMMARY OF REPAIRS

1.9 FIREPLACES AND CHIMNEYS

The fireplace damper does not operate and requires repair.

SUMMARY OF REPAIRS

1.10 PORCHES, BALCONIES, DECKS, AND CARPORTS

The deck shows evidence of rot. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.
The screened enclosure was damaged and should be repaired.

SUMMARY OF REPAIRS

1.11 SERVICE ENTRANCE AND PANELS

Double lugged neutrals were observed in the breaker box and should be improved as necessary.
Neutral wires under the same lug can present problems when attempting to isolate a circuit to perform work or can become loose and cause a fire.

SUMMARY OF REPAIRS

1.12 BRANCH CIRCUITS, CONNECTED DEVICES, AND FIXTURES

An outlet in the breakfast room and hallway was observed to have either an open neutral. Further investigation by a licensed electrician and repairs should be made as necessary.
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.
The weather cap on the exterior outlet on the front elevation is damaged and should be replaced.
The installation of a ground fault circuit interrupter (GFCI) is recommended at all outlets at the exterior

of the home. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. The weather cap on the exterior outlet on the rear elevation is missing and should be replaced. Missing smoke detectors should be replaced.

SUMMARY OF REPAIRS

1.13 HEATING EQUIPMENT

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

SUMMARY OF REPAIRS

1.14 COOLING EQUIPMENT

Damaged/missing insulation on condensate lines should be repaired.

SUMMARY OF REPAIRS

1.15 PLUMBING SUPPLY, DISTRIBUTION SYSTEMS AND FIXTURES

The drain stop for the tub in the main bathroom is missing and should be repaired.

The toilet in the main bathroom is loose and should be re-secured.

SUMMARY OF REPAIRS

1.16 WATER HEATING EQUIPMENT

The drain line for the Temperature and Pressure Relief valve (TPR) is configured in a way that will prevent proper drainage.

Items To Monitor

SUMMARY OF REPAIRS

1.1 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.

SUMMARY OF REPAIRS

1.2 WALLS (INTERIOR AND EXTERIOR)

Slightly greater than typical cracking was observed on the exterior wall. The amount of movement does not suggest a serious structural problem. This area should, of course, be monitored. The rate of movement cannot be predicted during a one-time inspection.

SUMMARY OF REPAIRS

1.3 WATER HEATING EQUIPMENT

Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is within this age range. 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 not performing as intended at the time of inspection. Further investigation and repair should be made as necessary.

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.



Post tension cable ends were observed on the exterior of the foundation. This should be repaired to prevent corrosion.

I=Inspected

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I	NI	NP	D
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B. Grading and Drainage

Comments:

The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.



The seams in the gutter system are leaking and should be improved as necessary.

I=Inspected

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I	NI	NP	D
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Clogged gutters should be cleared of debris.

C. Roof Covering Materials

Types of Roof Covering: Asphalt Shingles

Viewed From: Walked on roof

Comments:

Debris should be removed from the roofing.



I=Inspected

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NP=Not Present

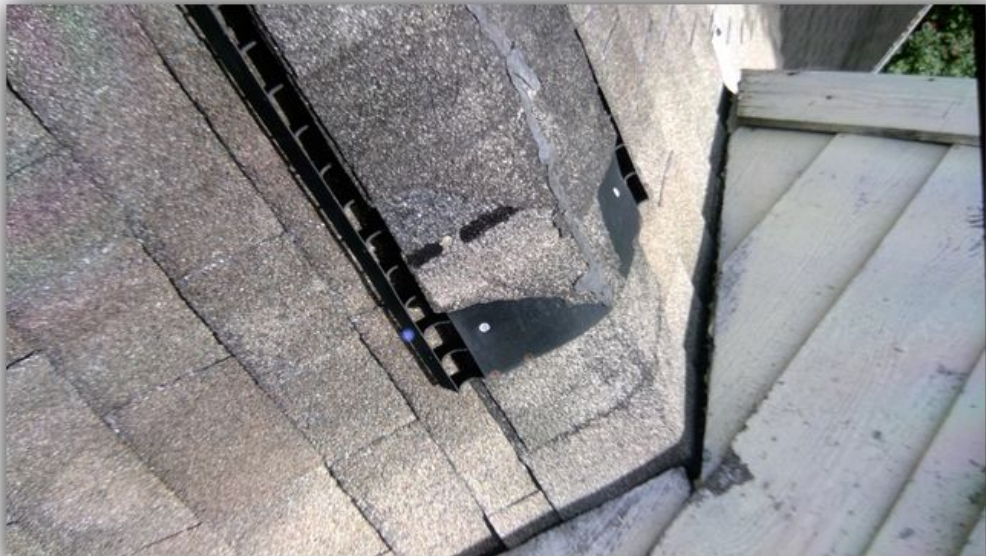
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Older roof, nearing end (last 1/4) of serviceable life. Observed one or more of the following conditions: brittle, cracked, curled ends, and/or excessive granular loss of shingles.

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

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NP=Not Present

D=Deficient

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I=Inspected

NI=Not Inspected

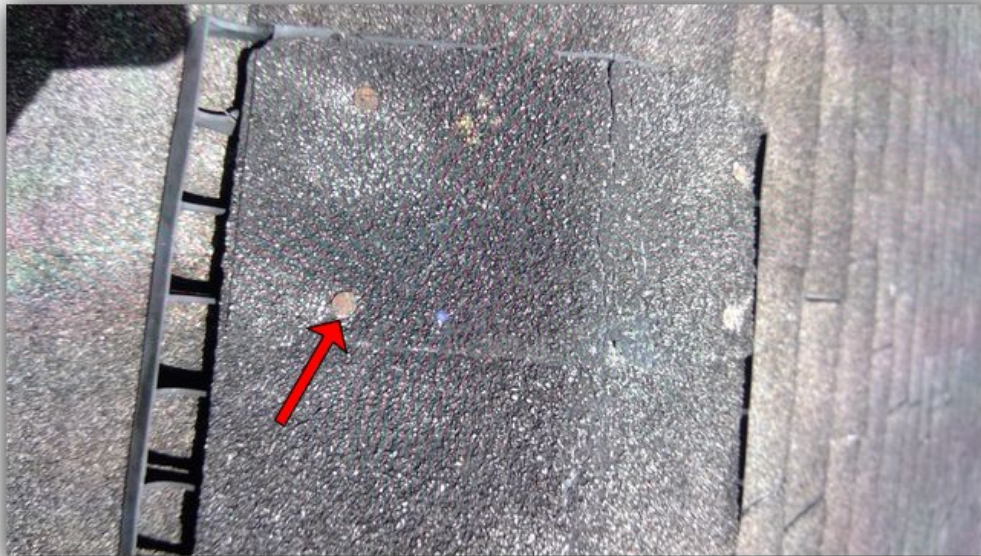
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It is recommended that exposed nail heads be caulked or sealed appropriately.



D. Roof Structures and Attics

Viewed From: Entered attic and performed visual inspection

Approximate Average Depth of Insulation: 6-8 inches

Comments:

Ideally, the attic access hatch should be better insulated.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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E. Walls (Interior and Exterior)

Comments:

The expansion joint should be sealed properly to prevent water infiltration.



I=Inspected

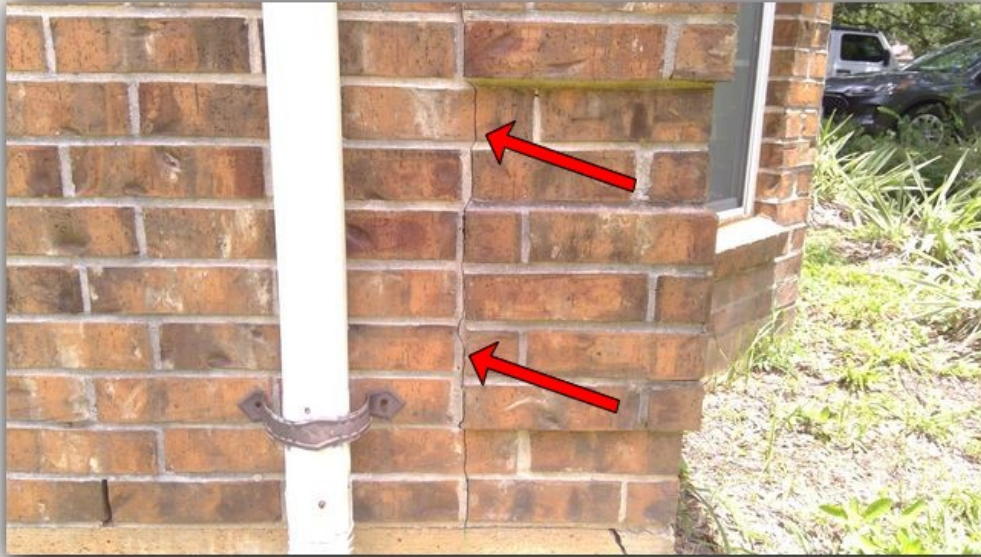
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Slightly greater than typical cracking was observed on the exterior wall. The amount of movement does not suggest a serious structural problem. This area should, of course, be monitored. The rate of movement cannot be predicted during a one-time inspection.



I=Inspected

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D=Deficient

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Water damage was noted on the fascia trim around the exterior. Repairs should be made to prevent further damage.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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Exterior wall penetrations should be examined and sealed as necessary.



Water damage was observed to the exterior wall on the rear elevation.

I=Inspected

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NP=Not Present

D=Deficient

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Thermal anomalies were observed in the walls of the home in various locations indicating fallen vertical insulation. Further investigation and repair should be made as necessary.

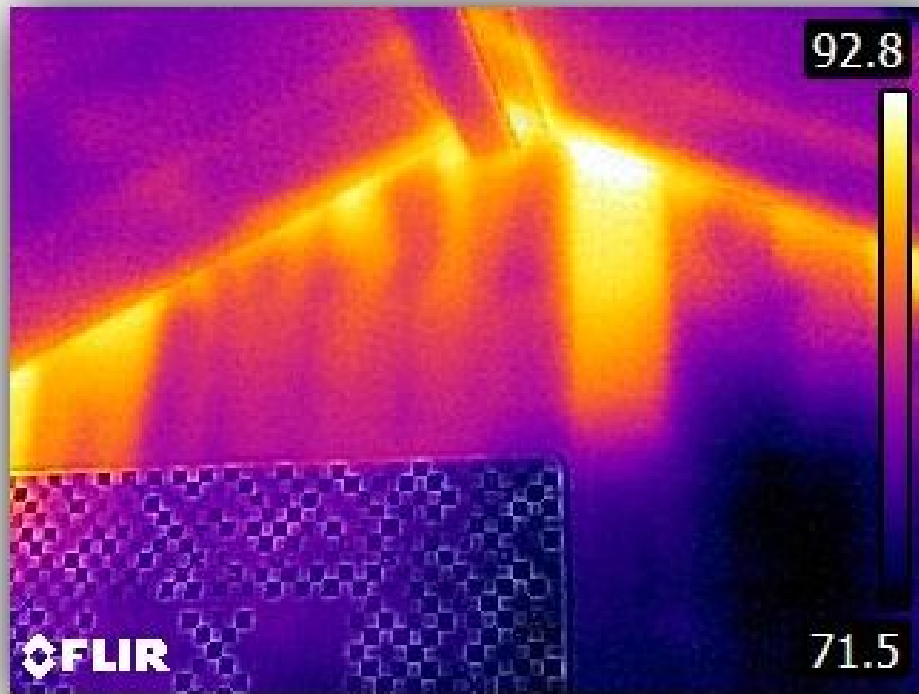
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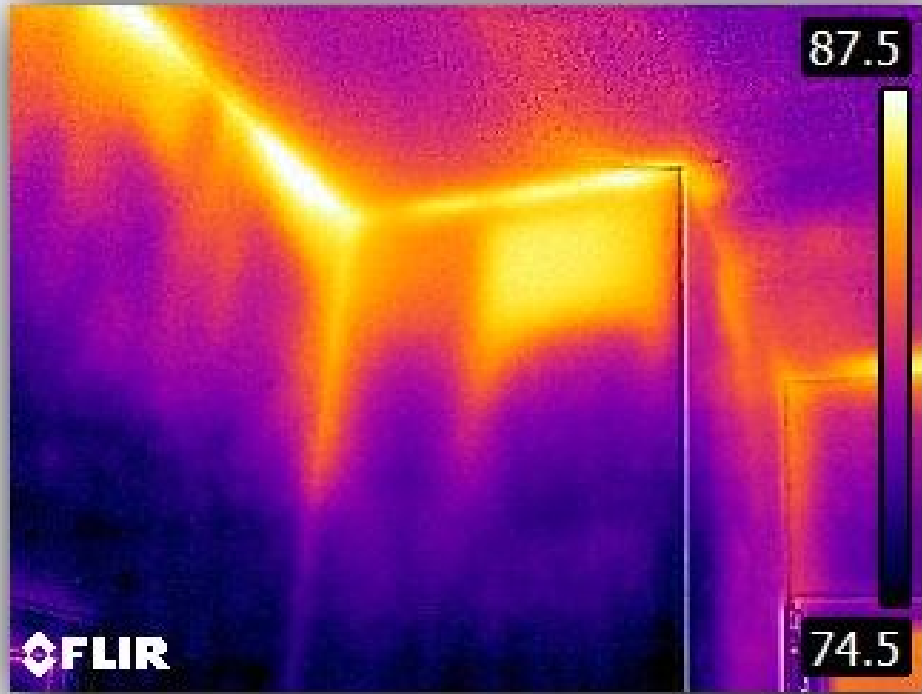
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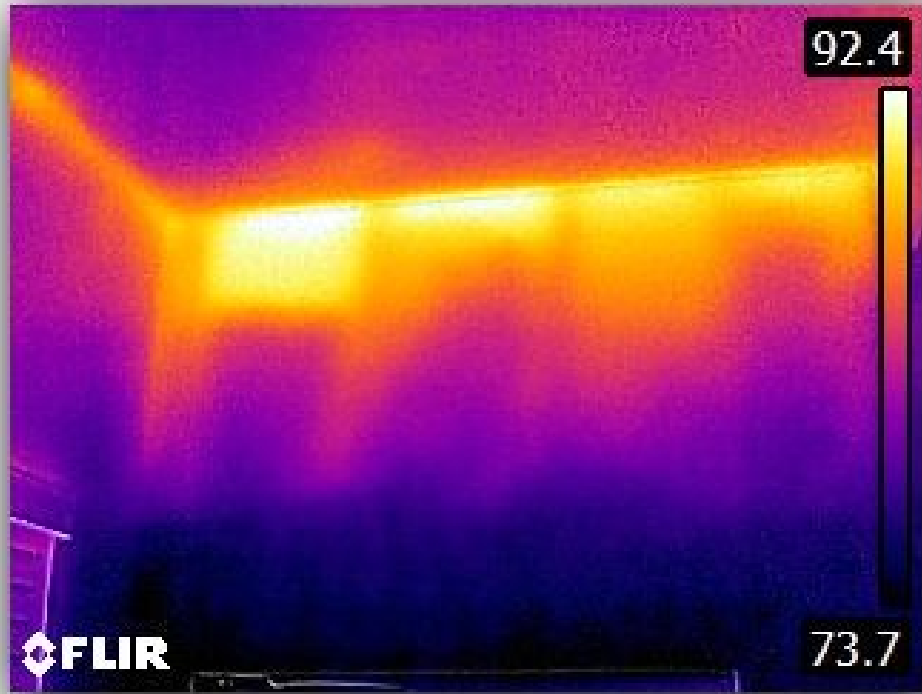
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NP=Not Present

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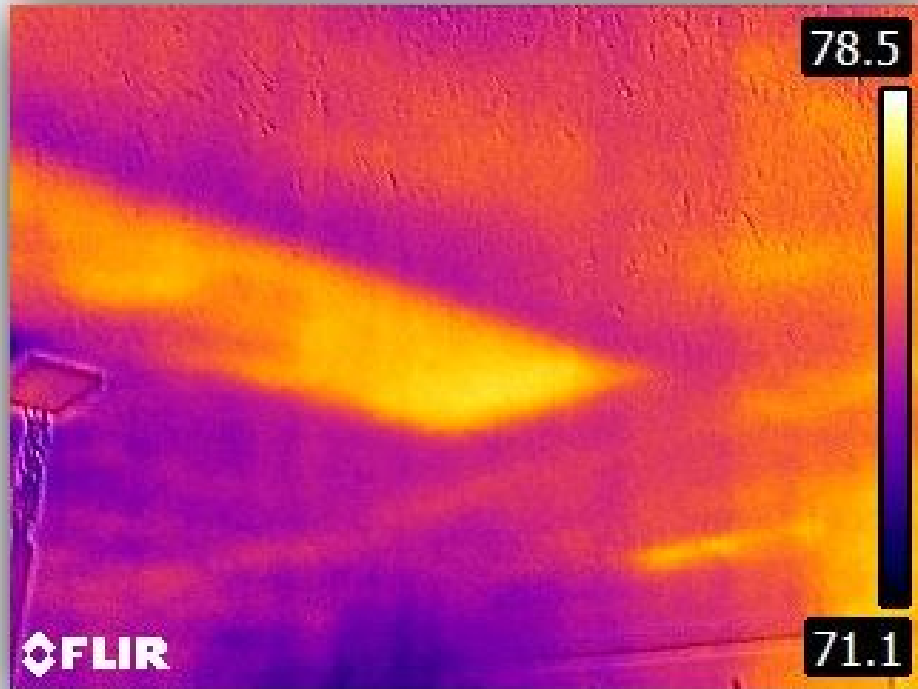
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The tape joints in the walls were wrinkled in various locations which indicates settlement of the home. The degree of settlement does not appear to be a serious structural concern. Further investigation and repair should be made as necessary.

F. Ceilings and Floors

Comments:

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



I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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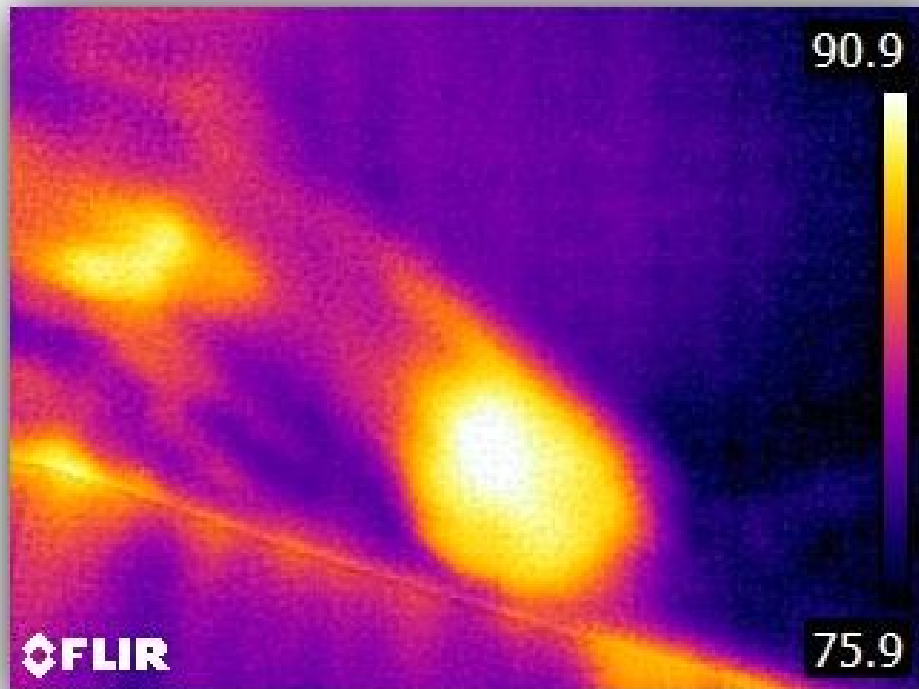
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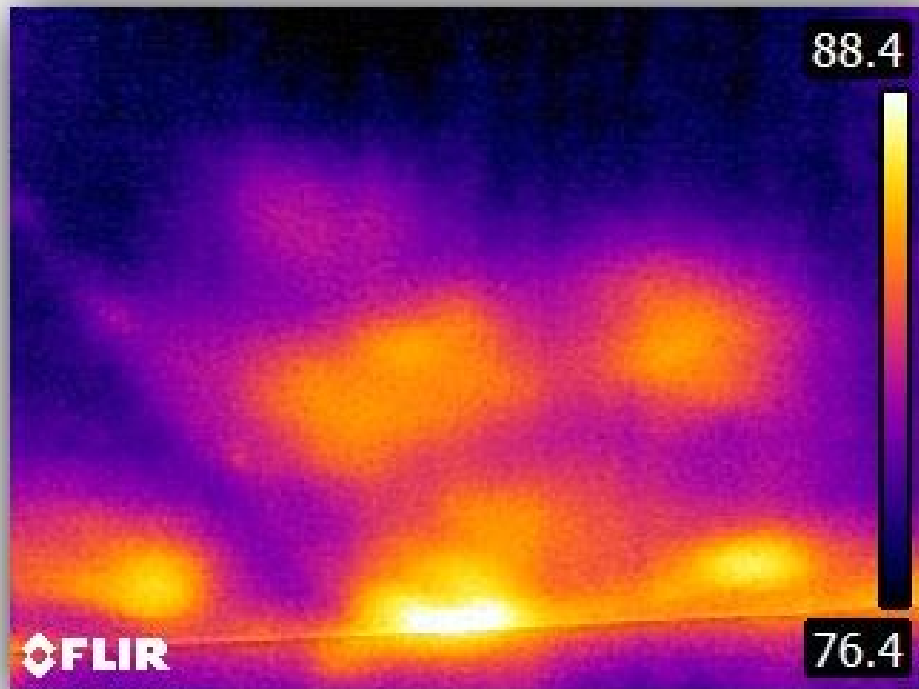
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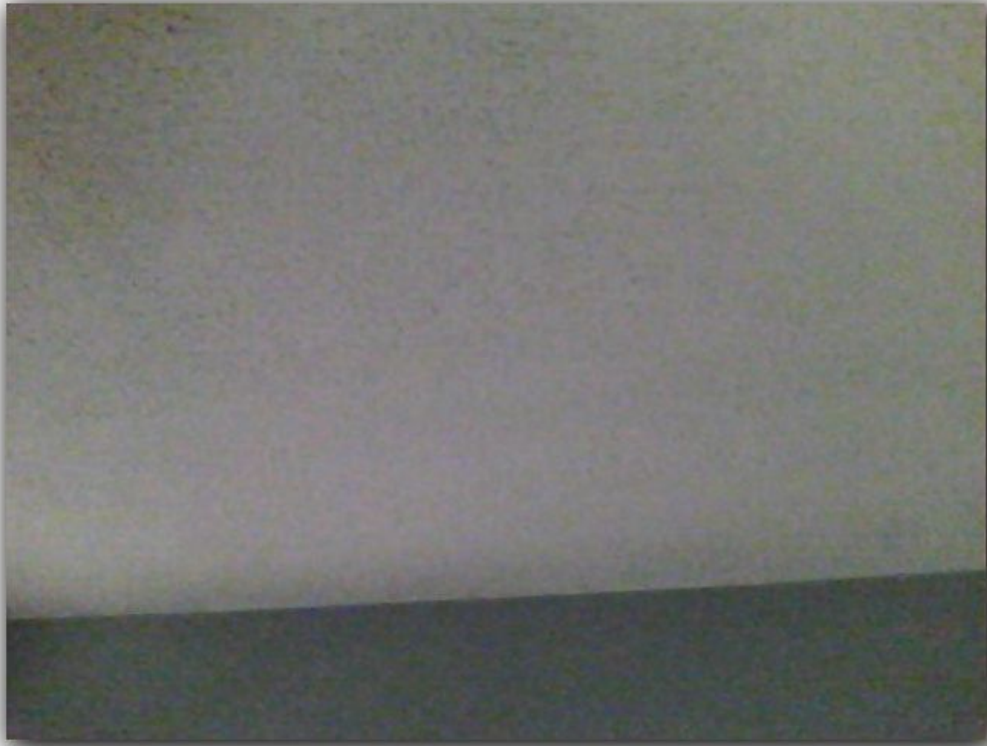
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I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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Water stains were noted on the ceiling in the in the study.



Signs of mildew were observed on the ceiling in the hallway. The cause should be investigated and/or repaired to prevent further damage.

I=Inspected

NI=Not Inspected

NP=Not Present

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

Comments:

The overhead garage door is damaged and needs repair.



I=Inspected

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NP=Not Present

D=Deficient

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The striker plate in the master bedroom closet is off center and should be adjusted to allow the door to latch properly.

The door closer for the screen doors at the rear are missing and/or damaged. Repairs should be made.

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H. Windows

Comments:

The window(s) in the front entrance/foyer are cracked and should be repaired.



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D=Deficient

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Spiral sash balances were damaged in the southwest bedroom. This condition should be repaired.



Damaged screen(s) were found on the window(s) should be repaired or replaced.



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

I=Inspected

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NP=Not Present

D=Deficient

I	NI	NP	D
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It may be desirable to replace window screens where missing.

I. Stairways (Interior and Exterior)

Comments:

J. Fireplaces and Chimneys

Comments:

The fireplace damper does not operate and requires repair.

K. Porches, Balconies, Decks, and Carports

Comments:

The deck shows evidence of rot. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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The screened enclosure was damaged and should be repaired.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

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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.

I=Inspected

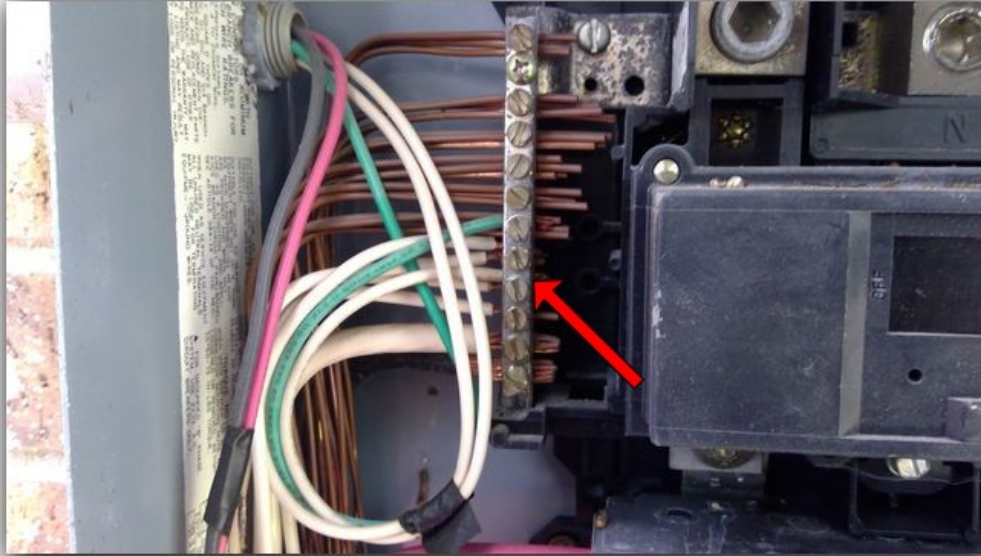
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D=Deficient

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Double lugged neutrals were observed in the breaker box and should be improved as necessary. Neutral wires under the same lug can present problems when attempting to isolate a circuit to perform work or can become loose and cause a fire.



B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper
Comments:

An outlet in the breakfast room and hallway was observed to have either an open neutral. Further investigation by a licensed electrician and repairs should be made as necessary.



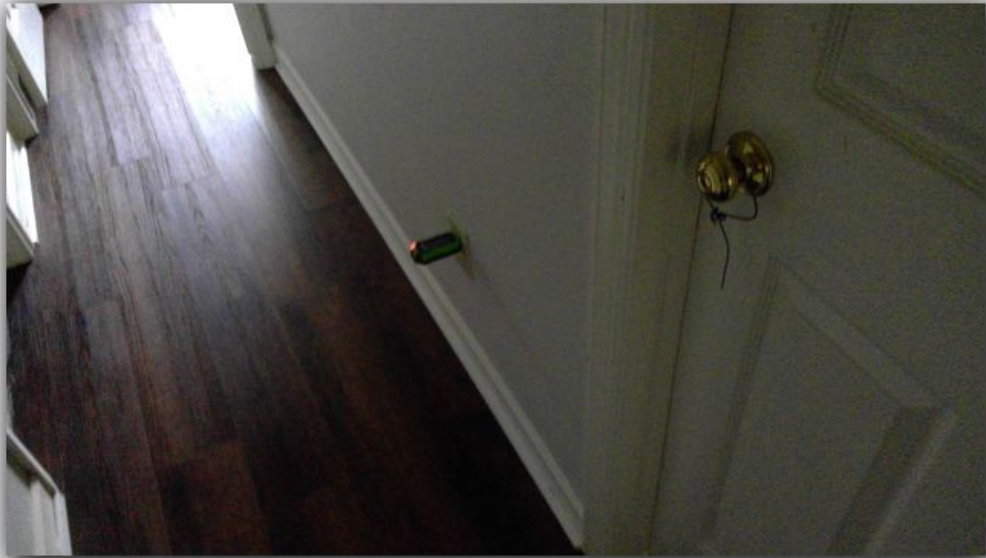
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The installation of a ground fault circuit interrupter (GFCI) is recommended at all outlets in the garage. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

The weather cap on the exterior outlet on the front elevation is damaged and should be replaced.



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

I=Inspected

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The weather cap on the exterior outlet on the rear elevation is missing and should be replaced.

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Missing smoke detectors should be replaced.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Type of Systems: Central

Energy Sources: Gas

Comments:

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

B. Cooling Equipment

Type of Systems: Central

Comments:

2018 4-ton

I=Inspected

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D=Deficient

I NI NP D



Damaged/missing insulation on condensate lines should be repaired.

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: Southeast corner of the lot
Location of main water supply valve: South side of the house
Static water pressure reading: 60 psi
Type of supply piping material: Copper
Comments:

The drain stop for the tub in the main bathroom is missing and should be repaired.

The toilet in the main bathroom is loose and should be re-secured.

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.

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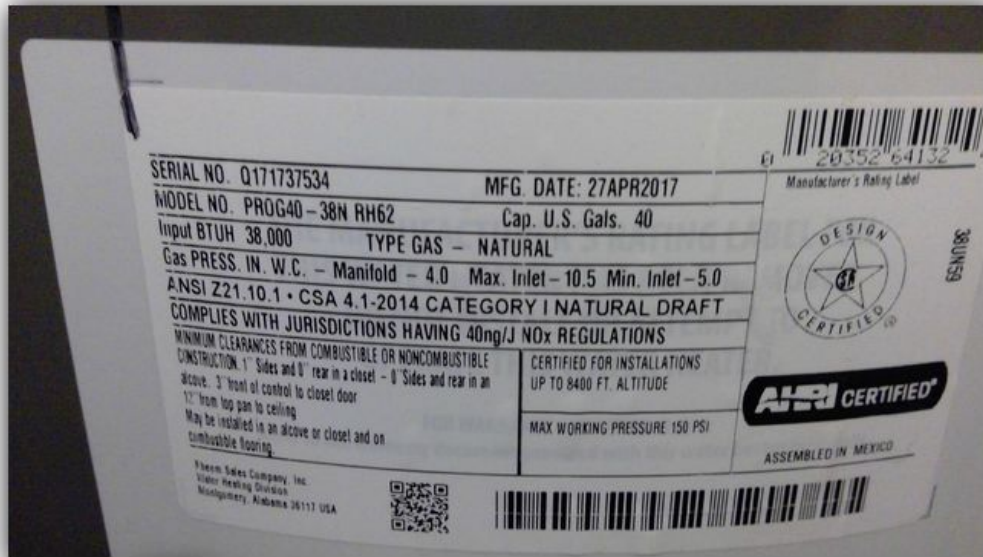
C. Water Heating Equipment

Energy Sources: Gas

Capacity: 40 Gallon

Comments:

2017 40-gal



The drain line for the Temperature and Pressure Relief valve (TPR) is configured in a way that will prevent proper drainage.



Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is within

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D=Deficient

I	NI	NP	D
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this age range. One cannot predict with certainty when replacement will become necessary.

D. Hydro-Massage Therapy Equipment

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.

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# - WDT730HAMZ 1

S/N - FE0549772

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

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# - J BP73M0L4BG

S/N - ZL2 22224Q

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

E. Microwave Ovens

Comments:

Model# - JVM7195SK6SS
S/N - ZT201692L

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:

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

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.

113 Plum Cir

Inspected Address

Lake Jackson

City

77566

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.

113 Plum Cir Inspected Address Lake Jackson City 77566 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 [X] Technician [] (check one)

1F. Monday, June 30, 2025 Inspection Date

2. John Settlemyre Name of Person Purchasing Inspection Seller [] Agent [] Buyer [X] Management Co. [] Other []

3. Settlemyre, John Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee [] Purchaser of Service [X] Seller [] Agent [X] Buyer [X] (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 [X] Pier and Beam [] Pier Type: Basement [] Other: Siding: Wood [X] Fiber Cement Board [] Brick [X] Stone [] Stucco [] Other: Roof: Composition [X] 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 Date of Treatment by Inspecting Company N/A Common Name of Insect N/A 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 [X] 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.

7A. [Signature] 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 [] Water Heater Closet [] Beneath the Kitchen Sink [X] 8B. Date Posted: 6/30/25

9A. Were any areas of the property obstructed or inaccessible? Yes [X] 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 [X] Plumbing Areas [X] Planter box abutting structure [] Deck [X] Sub Floors [] Slab Joints [] Craw Space [] Soil Grade Too High [] Heavy Foliage [] Eaves [X] Weepholes [] Other [X] Specify: Current owner's belongings obstruct view of garage

10A. Conditions conducive to wood destroying insect infestation? Yes [] No [X] (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:

11A. Subterranean Termites

Active Infestation
Yes No

Previous Infestation
Yes No

Previous Treatment
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:

Sticker under sink

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

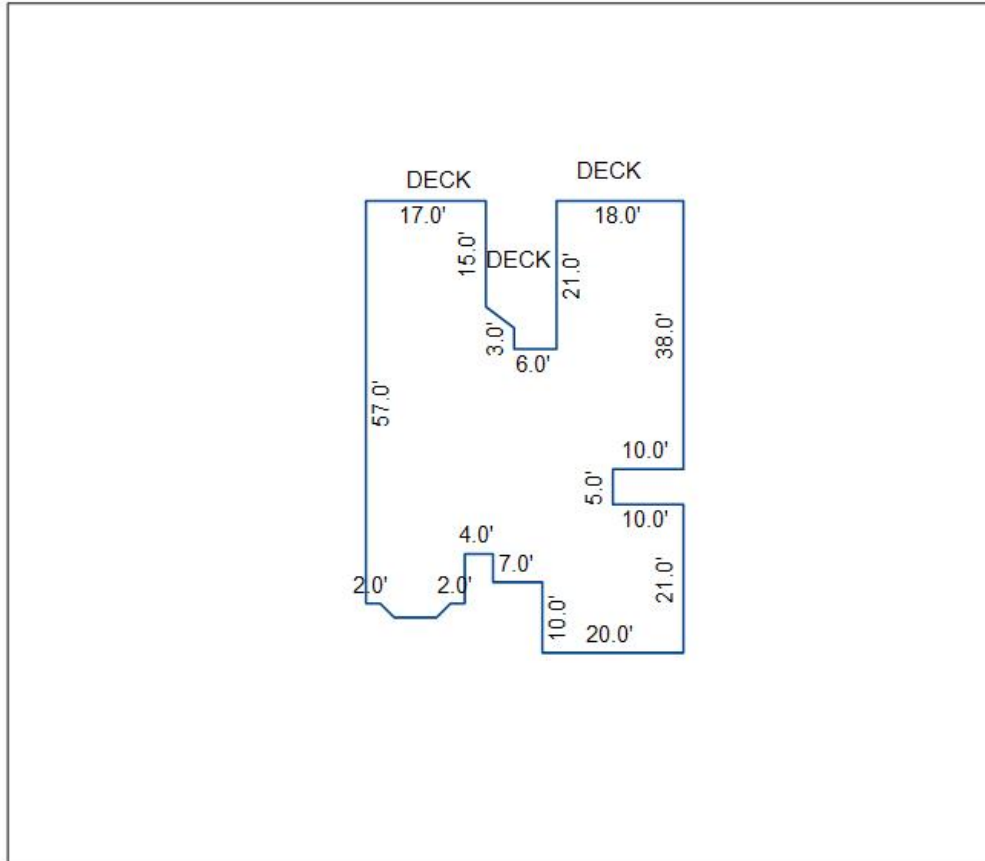
No

Specify reason: N/A

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

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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

6/30/25

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