

TEXAS INSPECTOR

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

1234 Termite Trail

DFW

75075

Inspected Address

City

Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H. There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Board.

1A. Texas Inspector 1B. 11379
 Name of Inspection Company SPCB Business License Number

1C. 7401 Vineyard Trail Garland, TX 75044 214-616-0112
 Address of Inspection Company City State Zip Telephone No.

1D. Aaron D. Miller, ACI, CEI, CMI, CRI, RCI TDA 11379/40247 1.E Certified Applicator (check one)
 Name of Inspector (Please Print) Technician

2. UNKNOWN 3. 05/15/2013
 Case Number (VA/FHA/Other) Inspection Date

4A. Ms. Client Seller Agent Buyer Management Co. Other
 Name of Person Purchasing Inspection

4B. UNKNOWN
 Owner/Seller

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

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 Austin, Texas 78711-2847
 (512) 305-8250

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

5. **House Only**

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

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Buyer's Initials _____

6A. Were any areas of the property obstructed or inaccessible? Yes No

6B. The obstructed or inaccessible areas include but are not limited to the following:

- Attic Insulated area of attic Plumbing Areas Planter box abutting structure
Deck Sub Floors Slab Joints Crawl Space
Soil Grade Too High Heavy Foliage Eaves Weepholes
Other Specify: Wall Coverings

Floor Coverings

Stored Items

Plumbing Penetrations as per Texas Building Practices

7A. Conditions conducive to wood destroying insect infestation: Yes No

7B. 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: Poor Drainage at Foundation Perimeter

Plumbing Penetrations as per Texas Building Practices

Slab Joints as per Texas Building Practices

Slab-On-Grade Foundation by Design

Previous Foundation Repair

Table with 4 columns: Item, Active Infestation, Previous Infestation, Previous Treatment. Rows include Subterranean Termites, Drywood Termites, Formosan Termites, Carpenter Ants, and Other Wood Destroying Insects.

8F. Explanation of signs of previous treatment identified: DRILLED PORCHES

VENTS AT TRAPS IN SINK CABINETS AND TUB ACCESS

AS PER THE BUYER

8G. Visible evidence of: Active Termite Infestation has been observed in the following areas: North Exterior Wall Near The Air Conditioner Condenser

9. Will be or has been mechanically corrected by inspecting company: Yes No

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H, and I, Scope of Inspection) Yes No
9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes No

Specify reason: Improve grading and drainage as per the IRC.

Extend all downspouts a minimum of 60" away from the building as per the IRC.

Repair all water leaks as noted in the accompanying TREC inspection report.

We strongly urge you to have a licensed pesticide applicator apply a preventative treatment for subterranean termites in the presence of multiple conducive conditions and with no evidence of treatment within the past 5 years.

Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: THIS COMPANY DOES NO TREATMENTS

If treating for subterranean termites, the treatment was: Partial Spot Bait Other
If treating for drywood termites or related insects, the treatment was: Full Limited

10B. N/A Date of Treatment by Inspecting Company N/A Common Name of Insect N/A Name of Pesticide, Bait or Other Method

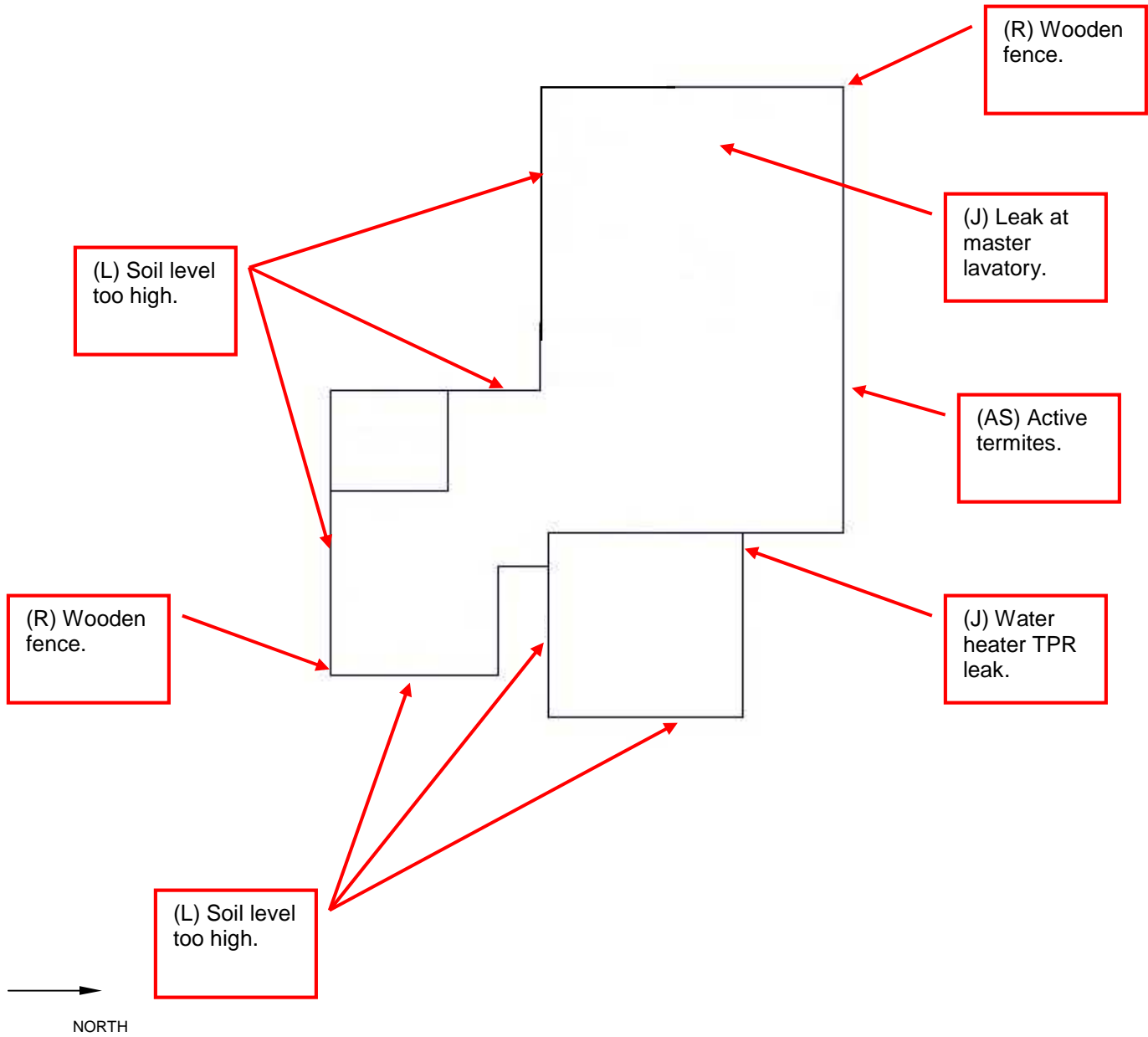
This company has a contract or warranty in effect for control of the following wood destroying insects:

Yes No List Insects: N/A

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

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 N/A



Additional Comments Active Termite Infestation. Treatment Recommended.

See: <http://www.sentricon.com/us/test.htm> NOTE: This is not a product endorsement.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. I do further state that neither I nor the company

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for which I am acting is associated in any way with any party to this transaction.

Signatures:

11A. _____
Inspector

Notice of Inspection Was Posted At or Near

- 12A. Electric Breaker Box
- Water Heater Closet
- Bath Trap Access
- Beneath the Kitchen Sink

Approved: *Aaron D. Miller, 40247*

11B. _____
Certified Applicator and Certified Applicator License Number

12B. Date Posted _____ 5/15/13
Date

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: 89-Page TREC Property Inspection Report

Signature of Purchaser of Property or their Designee

Date

NO WARRANTY – NO GUARANTEE

REPORT GOOD FOR TODAY ONLY



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