

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

1715 Nantucket Drive
Inspected Address

Houston
City

77057
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.

1A. Inspectors Service Group, LLC 1B. TPCL # 730859
Name of Inspection Company SPCS Business License Number

1C. 5100 Westheimer Rd. #200 Houston TX 77056 832-292-3094
Address of Inspection Company City State Zip Telephone No.

1D. Rodrigo Calvillo # 8326339594 Office@meerinspections.com 1.E
Name of Inspector (Please Print) Certified Applicator Technician [] (check one)

2. 0000005462 3. 02/01/2019
Case Number (VA/FHA/Other) Inspection Date

4A. Mohsin Hassan Seller [] Agent [] Buyer Management Co. [] Other []
Name of Person Purchasing Inspection

4B. N/A
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)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Department of Agriculture 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.

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

6A. Were any areas of the property obstructed or inaccessible? Yes No []
(Refer to Part B & C, Scope of Inspection) If "Yes" specify in 6B.

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: Rear Exterior Wall

7A. Conditions conducive to wood destroying insect infestation: Yes [] No
(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

7B. Conducive Conditions include but are not limited to:
Debris under or around structure (K) [] Wood to Ground Contact (G) [] Formboards left in place (I) [] Excessive Moisture (J) []
Planter box abutting structure (O) [] Footing too low or soil line too high (L) [] Wood Rot (M) [] Heavy Foliage (N) []
Insufficient ventilation (T) [] Other (C) [] Specify: N/A

8. Inspection Reveals Visible Evidence in or on the structure:
8A. Subterranean Termites Active Infestation Previous Infestation Previous Treatment
Yes [] No Yes [] No Yes [] No
8B. Drywood Termites Yes [] No Yes [] No Yes [] No
8C. Formosan Termites Yes [] No Yes [] No Yes [] No
8D. Carpenter Ants Yes [] No Yes [] No Yes [] No
8E. Other Wood Destroying Insects Yes [] No Yes [] No Yes [] No
Specify: N/A

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: N/A

8G. 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 in 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)

SPCS/T-4 (Rev. 09/01/07) Licensed and Regulated by the Texas Department of Agriculture
PO Box 12847, Austin, Texas 78711-2847
Phone 866-918-4481, Fax 888-232-2567 Buyer's Initials _____

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The conditions conducive to insect infestation reported in 7A & 7B:
 9. Will be or has been mechanically corrected by inspecting company:
 If "Yes," specify corrections: N/A

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
 Yes No

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows:
 Specify reason:
 Refer to Scope of Inspection Part J

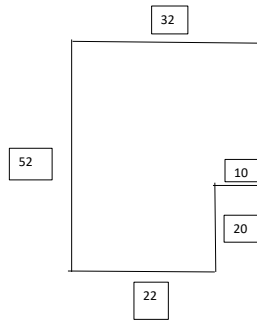
10A. This company has treated or is treating the structure for the following wood destroying insects: N/A
 If treating for subterranean termites, the treatment was: Partial Spot Bait Other
 If treating for drywood termites or related insects, the treatment was: Full Limited N/A

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

This company has a contract or warranty in effect for control of the following wood destroying insects:
 Yes No List Insects: N/A
 If "Yes", copy(ies) of warranty and treatment diagram must be attached.

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 Your home is eligible for a 12 month warranty. Your Inspection results do not provide for a treatment recommendation at this time. However this does NOT mean that this home does not have a hidden or inaccessible infestation or could be attacked at any time by a new infestation. Please see the attached addendum for important information.

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

Signatures: Rodrigo Cabilla Notice of Inspection Was Posted At or Near
 11A. _____ Inspector 12A. _____
 Electric Breaker Box
 Water Heater Closet
 Bath Trap Access
 Beneath the Kitchen Sink
 Approved: Trace Pharis CA# 561526 12B. _____ Date Posted 02/01/2019
 11B. _____ Certified Applicator and Certified Applicator License Number _____ 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: 1

Signature of Purchaser of Property or their Designee _____ Date _____



Your Inspection shows no visible signs of wood destroying insect activity at this time. This does NOT mean it is free of risk. It could have an inaccessible infestation.



Because visual inspections are limited and come with NO warranty we recommend our Termite protection plan.

**1. Annual full house/Termite Warranty
Annual Fee - \$120.00 – up to 2000 Sq Ft**

*This warranty includes the entire structure and covers the cost of treatment for active Subterranean termite infestation found to be within the structure for a period of one year from the date of your inspection. There is NO deductible cost to you! **You can renew this warranty annually and it comes with preventive treatment.***

Consider ordering a CPI (Comprehensive Pest Inspection). This inspection includes Rodents (and their damage), Bedbugs, Cockroach, Ants, Bats, Kissing Bugs, stinging Insects and snakes. **The cost is only \$100.00 up to 2000 Sq Ft. A written report is issued detailing where the pest and damage exist and a quote for remediation, exclusion and prevention.** Ask your home inspector about it or call ISG and we will arrange for a visit. **Negotiate the cost to remediate/repair these pest with the sellers before you close!**



Inspectors Service Group LLC

Austin area **512-922-5785** austin.isgtx@gmail.com
1000 Heritage Center Circle Round Rock, Texas 78664

DFW **214- 549-2339** dfw.isgtx@gmail.com
6060 N. Central Expressway #500 Dallas, Texas 75206

Houston **832- 292-3094** houston.isgtx@gmail.com
5100 Westheimer Rd. #200 Houston, Texas 77056

San Antonio **210- 668-3936** sanantonio.isgtx@gmail.com
20079 Stone Oak Pkwy #1105 San Antonio, Texas 78258

www.isgtx.com



Sales Receipt

Meer Inspections

Houston,

Inspection	000005462	Date	02/01/2019
Customer	Mohsin Hassan	Inspector	Rodrigo Calvillo
Address	1715 Nantucket Drive Houston, TX 77057		Office@meerinspections.com 8326339594

Description	Qty	Unit price	Total price
Wood Destroying Insect Inspection	1	\$80.00	\$80.00

Notes:	Subtotal	\$80.00
Thank you for your business.	Sales Tax	\$0.00
	Total Paid	\$80.00

