

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

7 Florian Court
Inspected Address

Conroe
City

77385
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. Eric Christie # 281-783-3030 info@boxerinspections.com 1.E Certified Applicator [] (check one)
Name of Inspector (Please Print) Technician [X]

2. 000009024 3. 06/03/2019
Case Number (VA/FHA/Other) Inspection Date

4A. Tyler Epstein Seller [] Agent [] Buyer [X] 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 [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 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 [X] 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 [X]	Plumbing Areas [X]	Planter box abutting structure []
Deck []	Sub Floors []	Slab Joints [X]	Crawl Space []
Soil Grade Too High []	Heavy Foliage []	Eaves [X]	Weepholes [X]
Other []	Specify: _____		N/A

7A. Conditions conducive to wood destroying insect infestation: Yes [] No [X]
(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) []	Wood Pile in Contact with Structure (Q) []	Wooden Fence in Contact with the Structure (R) []	
	Other (C) []	Specify: _____	N/A

8. Inspection Reveals Visible Evidence in or on the structure:

	Active Infestation		Previous Infestation		Previous Treatment	
8A. Subterranean Termites	Yes []	No [X]	Yes []	No [X]	Yes []	No [X]
8B. Drywood Termites	Yes []	No [X]	Yes []	No [X]	Yes []	No [X]
8C. Formosan Termites	Yes []	No [X]	Yes []	No [X]	Yes []	No [X]
8D. Carpenter Ants	Yes []	No [X]	Yes []	No [X]	Yes []	No [X]
8E. Other Wood Destroying Insects	Yes []	No [X]	Yes []	No [X]	Yes []	No [X]

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)

Licensed and Regulated by the Texas Department of Agriculture
PO Box 12847, Austin, Texas 78711-2847
Phone 866-918-4481, Fax 888-232-2567

SPCS/T-4

(Rev. 09/01/07)

Buyer's Initials _____

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes No
 If "Yes," specify corrections: N/A

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: _____

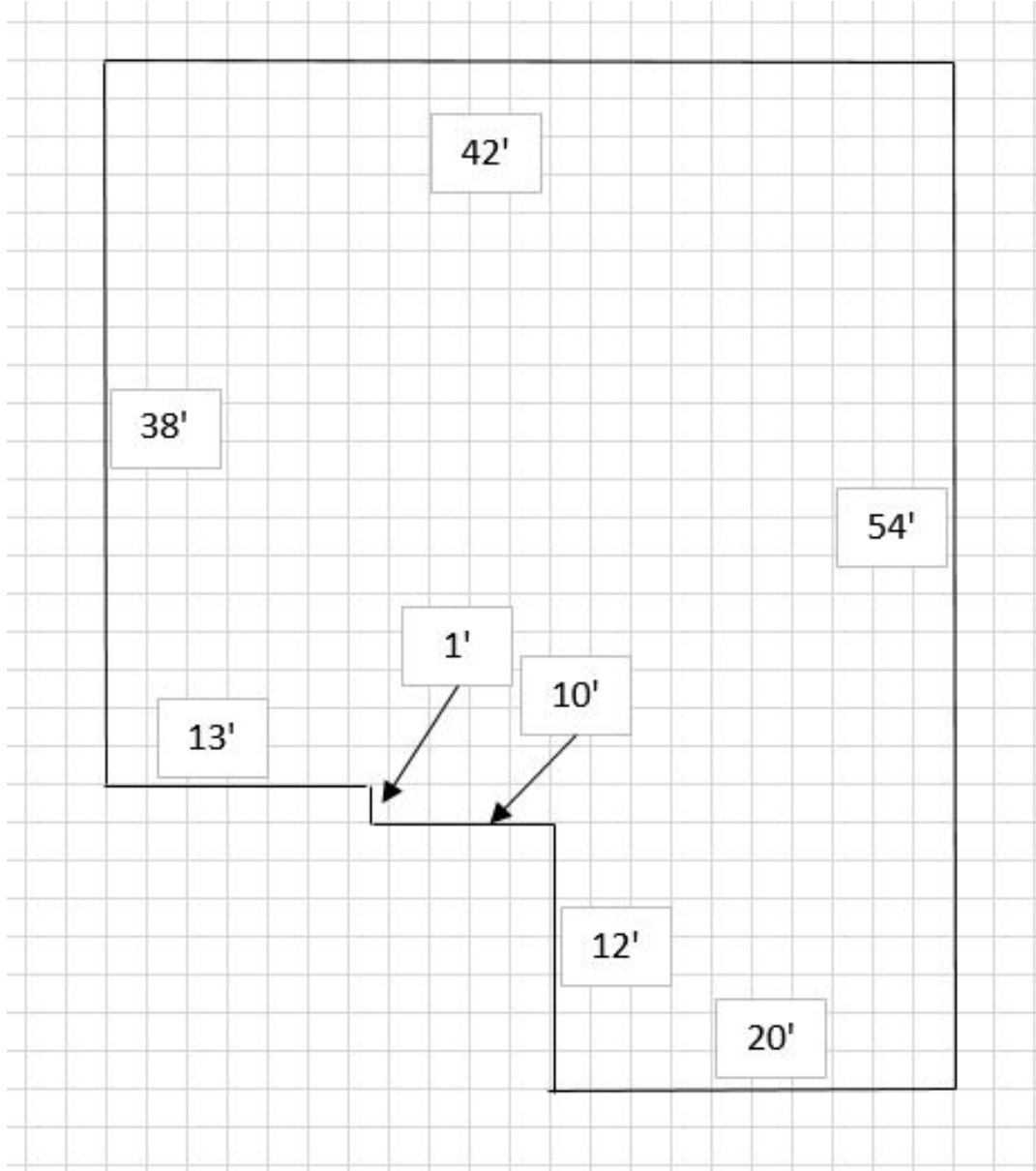
Refer to Scope of Inspection Part J

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
 10B. N/A

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: Eric Christa
 11A. _____
 Inspector

Notice of Inspection Was Posted At or Near
 12A. Electric Breaker Box
 Water Heater Closet
 Bath Trap Access
 Beneath the Kitchen Sink
 12B. Date Posted 06/03/2019
 Date _____

Approved: Trace Pharis CA# 561526
 11B. _____
 Certified Applicator and Certified Applicator License Number

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 _____



Inspectors Service Group LLC

"Innovative Termite Solutions for the Real Estate Industry"



Option Period – Quick Quote

Information to assist you in negotiations

Thank you for your recent purchase of a WDI report (Termite inspection). Your inspection report shows no visible signs of insect activity at this time. **This does NOT mean it is free of a hidden or undetected infestation. All homes have some inaccessible or obstructed areas where visual inspection is impossible.** It is impossible to certify any home as being termite free without prevention. Therefore we recommend you protect your home with a proactive plan. We offer several options...

Warranty

Protect your new home with an annual Termite warranty that covers the entire cost of treatment should a hidden infestation be discovered **This protection is only \$10.00 a month (auto drafted) or \$100.00 when prepaid.** That's only .27 cents a day to protect your biggest investment, your home.



Suppression Treatment

As an alternative to traditional Termite treatment is Suppression. It has some major benefits. It is not as invasive as traditional treatment. The exterior perimeter of the home and garage is sprayed. It has a major impact on a variety of wood destroying and nuisance pest. It last for one year and comes with our standard Termite warranty. **The cost is low. Its only \$249.00 and the warranty is renewable annually and includes a visual inspection.**

Traditional Termite Treatment

A traditional preventive or remedial termite treatment requires trenching and/or drilling around the exterior perimeter of the home. It also may include treatment of some interior plumbing areas. It is labor intensive and the Termiticides can be expensive depending on what is used. The treatment can last from 5 to 10 years depending on the products used. **Most of the homes we treat during real estate transactions are priced at \$400 to \$500. It comes with our standard one year warranty.**

Pest Prevention Plans

Our pest control programs will eliminate or prevent pest including dangerous insects and animals that pose health threats and can damage the AC/Heat, electrical, water systems in your attic. *We also offer the finest low risk "GREEN PRODUCTS" called Harmonix by Bayer.* **Initial service is \$149.00 and the quarterly services are \$75.00**



Austin **512-922-5785** austin.isgtx@gmail.com

DFW **214- 549-2339** dfw.isgtx@gmail.com

Houston **832- 292-3094** houston.isgtx@gmail.com

San Antonio **210- 668-3936** sanantonio.isgtx@gmail.com



Sales Receipt

Eric Christie Company

Houston,

Inspection	0000009024	Date	06/03/2019
Customer	Tyler Epstein	Inspector	Eric Christie
Address	7 Florian Court Conroe, TX 77385		info@boxerinspections.com 281-783-3030

Description	Qty	Unit price	Total price
Wood Destroying Insect Inspection	1	\$100.00	\$100.00

Notes:	Subtotal	\$100.00
Thank you for your business.	Sales Tax	\$8.25
	Total Paid	\$108.25

