

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Property was Vacant

Client Present during Inspection: Yes

Termite Report is Paid in Full
Termite Warranty Offered: Yes

(1A.) Name of Inspection Company: **Sharpeye Pest Control (I.C.) 1305 Edwinstowe Ln Houston Texas 77043**
713-730-3151 (1B.) SPCS Business License Number#0773025

4A. **Rachel Tolar** Seller Agent Buyer Management Co. Other
Name of Person Purchasing Inspection
14318 Corktree Knolls Cypress, TX 77429
Inspected Address Telephone No.

1D. **Randal Burke #** IE. Certified Applicator (check one)
Name of Inspector (Please Print) Technician
2. **Unknown** 3. **Wednesday, March 7, 2018**
Case Number (VA/FHA/Other) Inspection Date

4B. **Not Determined**
Owner/Seller

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

SCOPE OF INSPECTION / AGREEMENT

- 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.

Licensed and Regulated by the Texas Department of Agriculture, Structural Pest Control Service
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

Handwritten initials: RC, bll

Sharpeye Pest Control Additional Statements Included in the Scope of Inspection / Agreement that are not Promulgated by the Structural Pest Control Service

- A. This inspection is only good for the date and time of the inspection. Sharpeye Pest Control, its Inspectors, employees and agents will not guarantee or warrant the absence of any wood destroying insect. Due to the characteristics and behavior of various wood destroying insects, the insects may not be visible or detectable on the date and time of the inspection. Even with the best inspection, termites can remain hidden and unnoticed for a long period of time. Swarming of wood destroying insects can occur in a short amount of time and may be the first signs of the presence of wood destroying insects that were not detectable at the time of the original inspection. If swarming occurs after the date and time of the original inspection and active wood destroying insects were not detectable at the time of the original inspection. Sharpeye Pest Control, its Inspectors, employees and agents cannot be liable for the non-detectable infestation and will not assume any liability for corrective actions needed and will not assume liability for non-detectable wood damage.
- B. Sharpeye Pest Control Standard Operational Inspection Procedures: The Inspector will perform a visual inspection of the visible and accessible foundation perimeter beam (slab-on-grade foundation), visual inspection of the visible and accessible exterior perimeter beam and accessible interior perimeter beam and piers (pier-&-beam foundation), probe visible and accessible exterior wood for active or signs of previous activity of a wood destroying insects, visual inspection of the structures accessible interior walls, ceiling, baseboards and cabinetry and visual inspection of the accessible areas of the attic.
The inspector will not deface the structure, cut holes, remove panels, pull back carpet, lift floor treatments, cut holes in the floors, wall or ceilings, move boxes, furniture, personal items or effects. The inspector will then complete this WDIR using the SPCS required standards for completing this form. These standards can be provided to you upon request.
- C. Additional Information from Sharpeye Pest Control. AREAS OF POTENTIAL NON-VISIBLE WOOD DESTROYING INSECT ACTIVITY AREAS ARE LISTED BUT NOT LIMITED TO THE FOLLOWING: In the wall voids at the bathroom bathtraps and shower stalls/enclosures, plumbing penetrations through the construction wall voids, below high soil lines, behind heavy foliage, non-visible slab joints, non-visible slab cracks, under and/or behind decks and/or raised patios, behind cosmetic repairs of the foundation beam, within sill plates and between sub-floors and any other area that the Inspector marks as inaccessible in section 6B of this report. Sharpeye Pest Control and its Inspectors, employees and agents will not assume any liability for active infestation of a wood destroying insect that is not visible and/or accessible to the Inspector at the time of the original inspection.
- D. The Inspector will do his/her best to access and to inspect all accessible and visible areas and/or components of the structure. This inspection is only good for the date and time of this inspection and Sharpeye Pest Control, its Inspectors, employees and agents will not assume any liability for non-accessible areas and non-visible wood destroying insects. If for any reason you are unhappy with the performance of the Inspector, his/her findings or unwilling to accept the scope of this inspection. Sharpeye Pest Control will be more than happy to refund to you the cost of this inspection within ten business days from the date of the original inspection. The refund is contingent on you surrendering all copies of this inspection report back to Sharpeye Pest Control and you releasing Sharpeye Pest Control, its employee and its agents from all future liabilities to the inspected property. This refund cannot be made if the report has already been used to close on a real estate transaction.

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.

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

- Main House (Excluding all Detached Structures, Sheds, Shrubs, Trees, Barns, Fences and Decks)
- Main House & Detached Garage (Excluding all other Detached Structures, Sheds, Shrubs, Trees, Barns, Fences and Decks)
- Other Inspected Structures:

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	<input type="checkbox"/>	Plumbing Areas	<input checked="" type="checkbox"/>	Planter box abutting structure	<input type="checkbox"/>	Slab Joints	<input checked="" type="checkbox"/>
Attic Partially Accessible	<input checked="" type="checkbox"/>	Bath-trap(s)	<input checked="" type="checkbox"/>	Below or Behind High Soil Grade	<input type="checkbox"/>	Cracks in Slab	<input checked="" type="checkbox"/>
Insulated areas of attic	<input checked="" type="checkbox"/>	Construction Voids	<input checked="" type="checkbox"/>	Wood Pile in Contact with Structure	<input type="checkbox"/>	Crawl Space	<input type="checkbox"/>
Inside Eaves	<input checked="" type="checkbox"/>	Recent Renovation(s)	<input type="checkbox"/>	Behind Personal Effects / Furniture	<input checked="" type="checkbox"/>	Sub Floors	<input type="checkbox"/>
Deck	<input type="checkbox"/>	Blocked/Stored Areas	<input checked="" type="checkbox"/>	Debris Piled Next to Structure	<input type="checkbox"/>	Weepholes	<input type="checkbox"/>
Behind Storage in Garage	<input type="checkbox"/>	Under Floor Covering	<input checked="" type="checkbox"/>	Crawl Space Partially Accessible	<input type="checkbox"/>	Heavy Foilage	<input type="checkbox"/>
Raised Concrete, Brick and/or Stone at Patio/Porch(s)	<input type="checkbox"/>			Behind Foundation Beam Cosmetic Repair	<input checked="" type="checkbox"/>		
Foundation Corner Pops	<input checked="" type="checkbox"/>			Foundation Plumbing Penetrations	<input checked="" type="checkbox"/>		

Other Specify: _____

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

7B. Conducive Conditions include but are not limited to:

- | | | | | | |
|-------------------------------|-------------------------------------|--------------------------------------|--------------------------|--|-------------------------------------|
| Wood to Ground Contact (G) | <input type="checkbox"/> | Standing Water in Crawl Space (SW) | <input type="checkbox"/> | Wood Pile in Contact with Structure or within Dripline (Q) | <input type="checkbox"/> |
| Formboards left in place (I) | <input type="checkbox"/> | Planter box abutting structure (O) | <input type="checkbox"/> | Wooden Fence in Contact with the Structure (R) | <input checked="" type="checkbox"/> |
| Excessive Moisture (J) | <input type="checkbox"/> | Debris under or around structure (K) | <input type="checkbox"/> | Footing soil line too high (L) | <input type="checkbox"/> |
| Footing soil line too low (L) | <input type="checkbox"/> | Insufficient ventilation (T) | <input type="checkbox"/> | Tree Branches in Contact with Roof Structure (TB) | <input type="checkbox"/> |
| Heavy Foliage (N) | <input checked="" type="checkbox"/> | Wood Rot (M) | <input type="checkbox"/> | Flowerbed Wood Formers within Dripline (F) | <input type="checkbox"/> |
| Other (C) | <input checked="" type="checkbox"/> | Specify Other: _____ | | | |

- Other: Wood Fence within Drip Line (Conducive by Design) (WF)
 Other: Wood Deck in Contact with Structure (Conducive by Design) (WD)
 Other: Planter Box abutting Structure (Conducive by Design) (OD)
 Other: Wood in concrete expansion joints. (Conducive by Design)
 Other: Plumbing penetrations (Conducive by Design)

8. Inspection Reveals Visible Evidence in or on the structure:	Active Infestation		Previous Infestation		Previous Treatment	
8A. Subterranean Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8B. Drywood Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8C. Formosan Termites	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8D. Carpenter Ants	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8E. Other Wood Destroying Insects	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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

8G. Visible evidence of: Unable To Determine has been observed in the following areas: _____
 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)

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: _____

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: The wood fence bolted to the house should be removed and/or corrected. The heavy foliage needs to be trimmed at least 18-inches off the exterior walls.
 Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: No Treatment Performed at this time.
 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: Sharpeye Pest Control carriers No Warranty on this property expressed or implied.
 If "Yes", copy(ies) of warranty and treatment diagram must be attached.

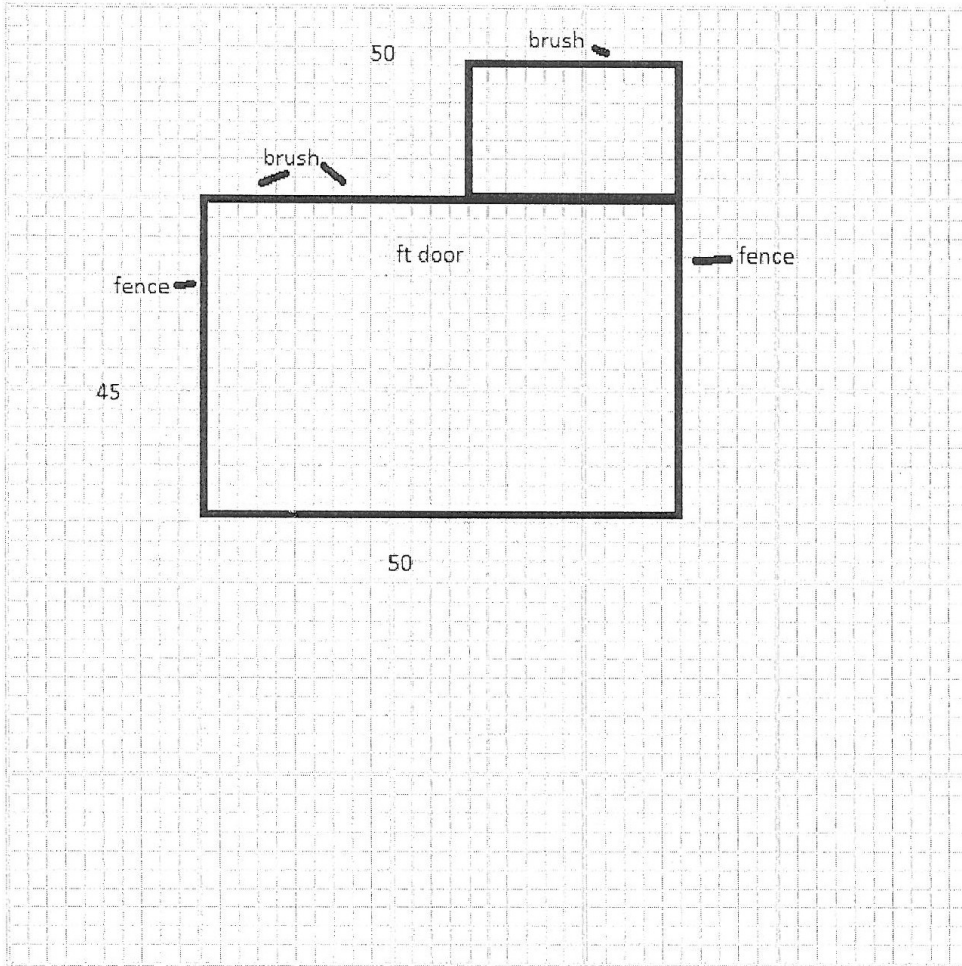
Buyer's Initials CM DS
kc
DL

Diagram of Structure(s) Inspected

Foundation Type: Slab on Ground

Primary Use: Residential

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; (X)=Drill Holes; (BS)=Bait Stations; Other(s) - Specify _



Additional Comments There is no visible evidence of active wood destroying insects found at the time of this inspection.

Notice to Client: There is always a possibility of the presence of undetectable activity of wood destroying insects. THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS. 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, whether visible or non-visible.

Buyer's Initials CW RW
K.C.
R.C.

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

Signatures:

11A. Randal Burke #
Inspector

Notice of Inspection Was Posted At or Near

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

Approved:
11B. Chris Murphy #757185 / Wednesday, March 7, 2018
Certified Applicator and Certified Applicator License Number

12B. Date Posted 03/07/2018
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: Texas Real Estate Inspection Report

Signature of Purchaser of Property or their Designee _____ Date 4/2/18

Randal Burke

4/2/18
Kenneth Lee
Douglas Lee

The digital pictures within this report are a representative sample of active/previous wood destroying insects, locations of active/previous infestations, inaccessible areas, conducive conditions, deficiencies or damages in place and should not be considered to show all. There will be active/previous wood destroying insects, locations of active/previous infestations, inaccessible areas, conducive conditions, deficiencies or damages not represented with digital imaging.

A-Action Home Inspection Group
(713) 730-3151 www.a-actionhouston.com
W.D.I.R. Provided By: Sharpeys Pest Control Lic. #0773023
Inspection Date: _____
Technician: Christopher D. Murphy - 0257185
Active Infestation: No Yes Type: _____
Corrective Actions: No Yes Type: _____
No Treatment Performed in the Time of This Reporting
By: Not Applicable - Structural Pest Control License #0773023

