

Birds, Bats & Wood Destroying Insects

INVOICE

WDI Inspection For:
207 E Texas Street
Calvert, Texas 77837

altemus3377@gmail.com

Client: Pat Altemus

Report Number: 272573488

Invoice Date: Monday, March 22, 2021

Total Amount Due

\$243.56

Quantity	Description	Unit Price	Amount
1	Base Amount	\$225.00	\$225.00
1	Tax (8.25%)	\$18.56	\$18.56
Subtotal:			\$243.56

Pay Now

Amount Due

\$243.56

Randy Lee Inspections, LLC • (979) 690-6775 • appointments@randyleeinspections.com

Thank you for your business!

Please send payment to:

PO Box 456

Wellborn, TX 77881



Birds, Bats & Wood Destroying Insects



Texas WDI Report For: 207 E Texas Street, Calvert, TX 77837
Prepared Exclusively For: Pat Altemus
Inspected On: Monday, March 22, 2021

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Copied To:
cs@frontiertitletexas.com

altemus3377@gmail.com
appointments@randyleeinspections.com

Randy Lee Inspections, LLC, PO Box 456 Wellborn, TX 77881

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.

207 E Texas Street

Inspected Address

Calvert

City

77837

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). The warranty should 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.

<u>207 E Texas Street</u>	<u>Calvert</u>	<u>77837</u>
Inspected Address	City	Zip Code
1A. <u>Randy Lee Inspections, LLC</u>	1B. <u>0731911</u>	SPCS Business License Number
Name of Inspection Company		
1C. <u>PO Box 456 Wellborn, TX 77881</u>	<u>(979) 690-6775</u>	
Address of Inspection Company	City	State Zip Telephone No.
1D. <u>Randy Lee</u>	1.E	Certified Applicator Technician <input checked="" type="checkbox"/> (check one)
Name of Inspector (Please Print)		
1F. <u>Monday, March 22, 2021</u>		Inspection Date
2. <u>Pat Altemus</u>	Seller <input type="checkbox"/> Agent <input type="checkbox"/> Buyer <input checked="" type="checkbox"/> Management Co. <input type="checkbox"/> Other <input type="checkbox"/>	
Name of Person Purchasing Inspection		
3. _____	Owner/Seller	
4. REPORT FORWARDED TO: Title Company or Mortgagee <input checked="" type="checkbox"/> Purchaser of Service <input checked="" type="checkbox"/> Seller <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Buyer <input checked="" type="checkbox"/>		
(Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)		
<p>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.</p>		
5A. <u>Home & Garage</u>		
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 <input type="checkbox"/> Pier & Beam <input checked="" type="checkbox"/> Pier Type: _____ Basement <input type="checkbox"/> Other: _____		
Siding: Wood <input type="checkbox"/> Hardie Plank <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Stone <input type="checkbox"/> Stucco <input type="checkbox"/> Other: _____		
Roof: Composition <input checked="" type="checkbox"/> Wood Shingle <input type="checkbox"/> Metal <input type="checkbox"/> Tile <input type="checkbox"/> Other: _____		
6A. This company has treated or is treating the structure for the following wood destroying insects:		
If treating for subterranean termites, the treatment was: Partial <input type="checkbox"/> Spot <input type="checkbox"/> Bait <input type="checkbox"/> Other <input type="checkbox"/>		
If treating for drywood termites or related insects, the treatment was: Full <input type="checkbox"/> Limited <input type="checkbox"/>		
6B. _____	_____	_____
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 <input type="checkbox"/> No <input checked="" type="checkbox"/> List Insects: _____		
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 or sale of this 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 real estate transaction.		
Signatures: <u>Randy Lee</u> <u>0560526</u>		
7A. _____		
Inspector (Technician or Certified Applicator Name and License Number)		
Others Present:		
7B. _____		
Apprentices, Technicians, or Certified Applicators Name(s) and Registration/License Number(s)		
Notice of Inspection Was Posted At or Near:		
8A. Electric Breaker Box <input type="checkbox"/>	8B. Date Posted: <u>3/22/21</u>	
Water Heater Closet <input type="checkbox"/>		
Beneath the Kitchen Sink <input checked="" type="checkbox"/>		
9A. Were any areas of the property obstructed or inaccessible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
(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 <input type="checkbox"/>	Insulated area of attic <input checked="" type="checkbox"/>	Plumbing Areas <input type="checkbox"/>
Deck <input type="checkbox"/>	Sub Floors <input type="checkbox"/>	Slab Joints <input checked="" type="checkbox"/>
Soil Grade Too High <input checked="" type="checkbox"/>	Heavy Foliage <input checked="" type="checkbox"/>	Eaves <input checked="" type="checkbox"/>
Other <input checked="" type="checkbox"/>	Specify: <u>Insulation under home</u>	
10A. Conditions conducive to wood destroying insect infestation: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
(Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.		
10B. Conducive Conditions include but are not limited to:		
Debris under or around structure (K) <input type="checkbox"/>	Wood to Ground Contact (G) <input checked="" type="checkbox"/>	Formboards left in place (I) <input checked="" type="checkbox"/>
Planter box abutting structure (O) <input type="checkbox"/>	Footings too low or soil line too high (L) <input checked="" type="checkbox"/>	Wood Rot (M) <input checked="" type="checkbox"/>
Insufficient ventilation (T) <input type="checkbox"/>	Wood Pile in Contact with Structure (Q) <input type="checkbox"/>	Wooden Fence in Contact with the Structure (R) <input type="checkbox"/>
Other (C) <input type="checkbox"/>	Specify: _____	

Inspected Address

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

11A. Subterranean Termites

11B. Drywood Termites

11C. Formosan Termites

11D. Carpenter Ants

11E. Other Wood Destroying Insects

Active Infestation

Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒

Previous Infestation

Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒

Previous Treatment

Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒Yes ☐ No ☒

Specify:

11F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified:

None Visible. No Postings Found.11G. Visible evidence of: None Visible 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 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)

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)

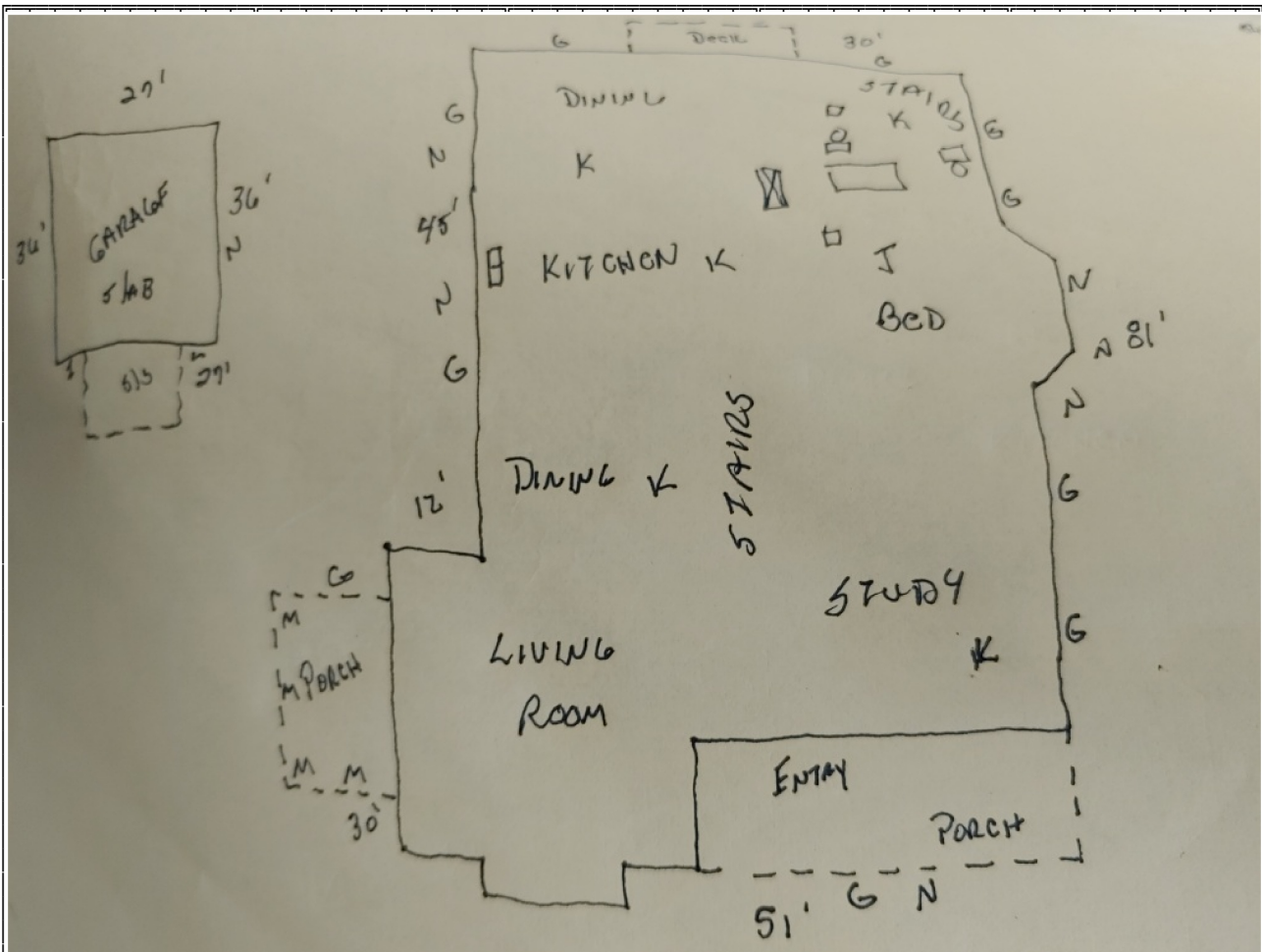
Yes ☐ No ☒12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes ☐ No ☒

Specify reason:

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 WDL 2012



Additional Comments

207 E Texas Street

Calvert

77837

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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: 7

Signature of Purchaser of Property or their Designee

Date

☐ Customer or Designee Not Present

Buyer's Initials _____

Inspection Summary From Your Inspector

INSPECTION SUMMARY

Thank You Pat Altemus and

Thank You David Schmiediche,

During my visual inspection today, I did not see any visible signs of active wood destroying insects.

GENERAL PEST CONTROL

The best time to do a general pest control treatment is when the home is empty.

Best Regards,

Randy Lee

Photos

SECTION 9A - OBSTRUCTIONS



S/S. Separate Slabs



Insulation under home

SECTION 10A - CONDUCTIVE CONDITIONS

MS. Moisture stain



G. Wood to Ground contact on vents



N. Heavy Foliage



K. Debris under home



J. Excess water leak



L. Ground High on slab



N. Heavy Foliage



I. Form boards left in place



N. Heavy Foliage



M. Wood rot



M. Wood rot



M. Wood rot



M. Wood rot

GRAPH GUIDE

Conductive Conditions

G=Wood To Ground Contact

Increases the Chance of: Termites, Fire Ants, Wood Rot, and all other Ants.

Remedies: Correct all Wood to Ground Contact, no Siding or wood trim in contact with the ground.

I=Form boards left in Place

Increases the Chance of: Termites, Carpenter Ants, Fire Ants.

Remedies: Remove when they rot out and replace with caulk or sand.

J=Excessive Moisture

Increases the Chance of: Termites, Carpenter Ants, and all other Insects.

Remedies: Fix all leaks; correct all standing water around home, All water and gutters should drain away from the slab.

K=Debris Under or Around Structure

Increases the Chance of: Termites, Carpenter Ants, Harbors all insects, Wood Rot, Wood Boring Beetles, Carpenter Bees.

Remedies: Keep all debris away from the home. Bricks, Stored wood, leaves & Compost, Keep Gutters & Roof clean of leaves & limbs.

L=Footing too Low or Soil Line too High

Increases the Chance of: Termites, Fire Ants, Moisture Damage.

Remedies: Try to keep a minimum of 2 to 4 inches of slab exposure around the home.

M=Wood Rot

Increases the Chance of: Termites, Carpenter Ants, Carpenter Bees, Wood Boring Beetles, all other Insects.

Remedies: Replace all wood rot, caulk and seal, keep all exterior wood painted and sealed.

MS=Moisture Stains

Increases the Chance of: Termites, Carpenter Ants, all other insects.

Remedies: Need to have checked to make sure there is still not an active leak.

N=Heavy Foliage

Increases the Chance of: Carpenter Ants, Spiders, Wood Rot.

Remedies: Keep all tree limbs trimmed back 4 foot from structure. Keep all shrubs, vines, and crepe myrtles 18 inches to 2 foot off the structure.

O=Planter Box Abutting Structure

Increases the Chance of: Termites, Carpenter Ants, Fire Ants, Moisture Damage.

Remedies: Remove the Planter Box, or remove all the soil from the Planter Box and seal try not to put soil back in to the Planter Box.

Make sure Planter Box has holes at the bottom to drain water away from the structure.

Q=Wood Pile in Contact with Structure

Increases the Chance of: Termites, Wood Boring Beetles, Carpenter Ants, Harbors other Insects.

Remedies: Keep all wood off the ground and as far away from the structure as possible.

R=Wooden Fence in Contact with Structure:

Increases the Chance of: Termites, Carpenter Ants, Crawling Insects.

Remedies: Keep fence off structure. Try not to connect fence to the structure.

T=Insufficient Ventilation

Increases the Chance of: Termites, Wood Rot, Decay, Mold, Mildew, and all other Insects.

Remedies: Install or Increase the number of vents in the crawl space, Install a moisture barrier or moisture fans. Use sump pumps to keep water from standing under the structure.