



HEDDERMAN PEST CONTROL

281 - 355 - 9980 HPC@Hedderman.com
TPCL License Number #0816143

Wood Destroying Insect Report

Inspection Performed by Juan Mireles TPCL #838092 7/7/2021



201 Vanderpool Ln. #13

Inspected Address

City

Zip Code

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.

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

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Houston

77024

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1B. HEDDERMAN PEST CONTROL

1A.

0816143

Name of Inspection Company

SPCS Business License Number

1C. 10678 Ehlers Rd.

Conroe

Texas

77302

281 - 355 - 9980

Address of Inspection Company

City

State

Zip

Telephone No.

Juan Mireles TPCL #838092 6

1E. Certified Applicator (check one)

Name of Inspector (Please Print)

Technician

Inspection Date July 7, 2021

2. Glen Priestley

Seller Agent Buyer Management Co. Other:

Name of Person Purchasing Inspection

Unknown

3. Owner/Seller

4.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.

5A. 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)

5B. Type of Construction:

Foundation: Slab Pier & Beam Pier Type: _____ Basement Other: N/A

Siding: Wood Hardie Plank Brick Stone Stucco Other: _____

Roof: Composition Wood Shingle Metal Tile Other: _____

6A. 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

6B. N/A

N/A

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.

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:

7A. Juan Mireles TPCL #838092

Inspector (Technician or Certified Applicator Name and License Number)

Others Present:

7B. N/A

Apprentices, Technicians, or Certified Applicators Name(s) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:

8A. Electric Breaker Box

8B. Date Posted: 7/7/2021

Water Heater Closet

Beneath the Kitchen Sink

9A. Were any areas of the property obstructed or inaccessible? Yes No

(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 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: _____

10A. Conditions conducive to wood destroying insect infestation: Yes No

(Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. 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: _____

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PO Box 12847, Austin, Texas 78711-2847 Phone 866-918-4481, Fax 888-232-2567

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

11A. Subterranean Termites

Active Infestation

Yes No

Previous Infestation

Yes No

Previous Treatment

Yes No

11B. Drywood Termites

Yes No

Yes No

Yes No

11C. Formosan Termites

Yes No

Yes No

Yes No

11D. Carpenter Ants

Yes No

Yes No

Yes No

11E. Other Wood Destroying Insects

Yes No

Yes No

Yes No

Specify: **Wood boring beetles**

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

A sticker indicating previous wood boring beetle treatment was observed. Further investigation is recommended with owner.

11G. Visible evidence of: **Wood Boring Beetles** has been observed in the following areas: **In the attic.**

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: **The conducive conditions listed in sections "10A" and in "Additional Comments" should be corrected to deter insect activity.**

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:

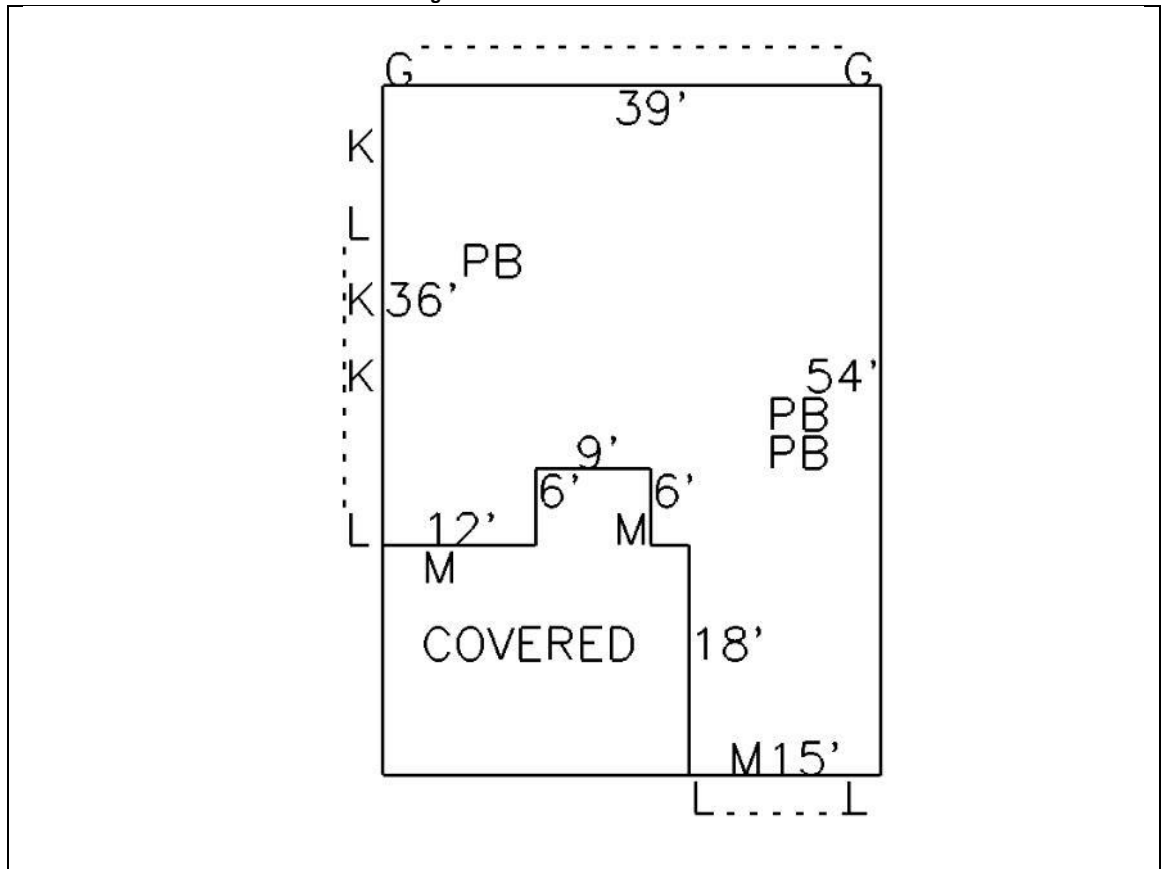
Drawing scale is estimated and not exact dimensions

Conducive Conditions

- G - Wood to ground contact
- I - Formboards left in place
- J - Excessive moisture
- K - Debris under / around structure
- L - Footing low / Soil too high
- M - Wood rot
- N - Heavy foliage
- O - Planter box abutting structure
- Q - Wood pile contact structure
- R - Wooden fence contact structure
- T - Insufficient ventilation
- C - Other

Types of Insects

- E - Evidence of infestation
- A - Active
- P - Previous
- D - Drywood
- S - Subterranean Termites
- F - Formosan Termites
- C - Conducive conditions
- B - Wood boring beetles
- H - Carpenter ants
- E - Other(s)



Additional Comments: **(L) High Soil - Soil should be lowered to below the top of the foundation.**

(M) Wood Rot - All damaged or affected wood materials should be properly repaired or replaced.

(G) Wood to Ground Contact - Wood decks/porches are conducive by design - Area should be monitored for insect activity.

(K) Debris - Debris should be cleared from around the structure.

(PB) Wood Boring Beetles - Evidence of previous infestation. Condition appears inactive - No treatment is recommended.

Sticker on the breaker panel indicates previous treatment for wood boring beetles. Further investigation is recommended with owner regarding treatment and warranty.

Conducive conditions obstruct visibility and limit the inspection for wood destroying insects. It is recommended that all conducive conditions be corrected and the obstructed areas be reinspected once the work is complete.

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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: 1 Cover Page, 1 Receipt Page, and/or One or More Photo Pages

Signature of Purchaser of Property or their Designee

Date

Customer or Designee Not Present

Buyer's Initials _____

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Addendum to Report

Obstructed/Limited Visibility

The inspection of certain areas was limited due to obstructed visibility and/or a lack of adequate access. The inspection for wood destroying insects was significantly limited and could not be thoroughly checked at some areas due to the following conditions:

- Stored items in closets
- Vehicle(s) in garage
- Behind locked door
- Zero property line
- Insulated sub floors at crawlspace
- Materials behind vinyl siding
- Stored items in attic
- Tiles/Pavers cover foundation
- Crawlspace not accessible
- Common walls between properties
- Stored items in garage
- Furniture throughout the house
- Portions of crawlspace not accessible
- Vines covering wall(s)
- Foam insulation coating roof framing
- Porch/Deck covers foundations

Obstructed View

Pavers obstructing view of the foundation



Evidence of Wood Destroying Insects

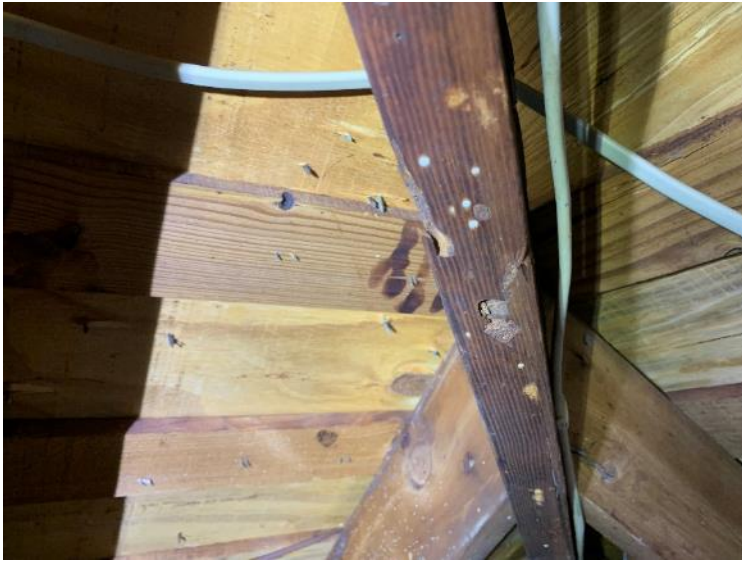
Evidence of wood boring beetles



Inspected Address

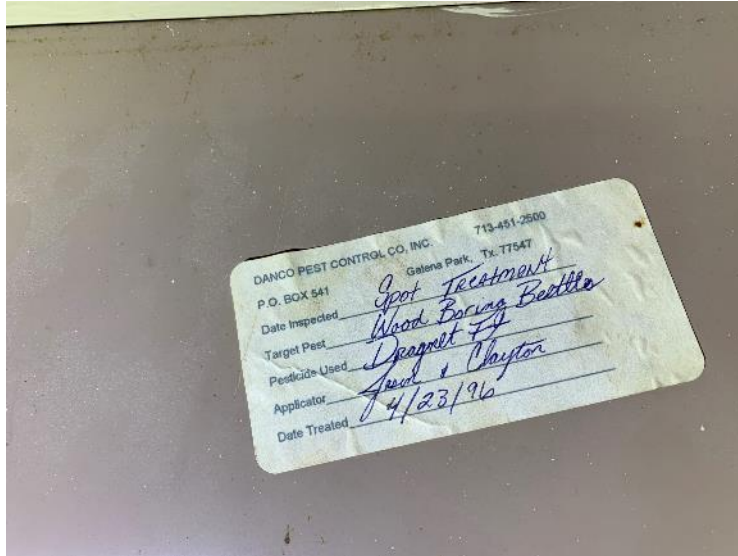
City

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Evidence of Wood Destroying Insect Treatment

Sticker observed on the breaker panel indicating previous wood boring beetle treatment.



Conducive Conditions

High Soil



Debris observed near the structure and should be removed



Wood deck in contact with the ground and the structure



Wood Rot



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Evidence Of Other Pests

Although this report does not include pest infestations, we noticed evidence of pest infestation during the course of our inspection. The following conditions were observed that indicate current or previous pest activity. Further investigation is recommended with the owner regarding the condition(s) and with a pest control company to obtain a cost estimate for any needed treatment to resolve the issue.

- | | | |
|--|--|---|
| <input type="checkbox"/> Roach droppings | <input type="checkbox"/> Holes and tunnels in attic insulation | |
| <input type="checkbox"/> Roach bait / traps | <input type="checkbox"/> Nut shells / debris | |
| <input type="checkbox"/> Ant mound(s) | <input type="checkbox"/> Crawlspace not accessible | <input type="checkbox"/> Nesting materials |
| <input checked="" type="checkbox"/> Rodent droppings | <input checked="" type="checkbox"/> Rodent traps | <input type="checkbox"/> Depressed attic insulation |
| <input type="checkbox"/> Damaged air ducts | <input type="checkbox"/> Damaged siding materials | <input type="checkbox"/> Damaged wiring |
| <input type="checkbox"/> Damaged piping insulation | <input type="checkbox"/> Bird nests inside structure | |

Rodent traps and droppings observed in the attic



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TPCL License Number #0816143

RECEIPT

DATE: 7/7/2021

TO: Glen Priestley

REF: WDI inspection for the house located at 201 Vanderpool Ln. #13

Total cost of inspection: \$130.00

Total Paid: \$130.00

Total Due: - 0 -