



INVOICE 2020040913099 **Dated** 4/9/2020

PO Box 7514
Waco, TX 76714

254-235-2847
Fax: 254-235-5136

Eric Feakes
13099 E. Hwy 76
Oakwood , TX 75855

Guaranty Title of Leon County
Lic#: 11768

DESCRIPTION	INVOICE	DISCOUNT	TAX	QUANTITY	AMOUNT DUE
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For service at: Eric Feakes 13099 E. Hwy 76 Oakwood , TX 75855

WDI	\$ 119.00	\$0.00	\$ 9.82		\$ 128.82
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Total Payment Amount:

PLEASE REMIT	\$ 128.82
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PO Box 7514
Waco, TX 76714

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

INVOICE 2020040913099 **Dated** 4/9/2020

PLEASE REMIT \$ 128.82

Amt. Paid _____

Check / Card # _____

Exp. Date _____

Signature _____

Email Eric.feakes1@gmail.com

Comments _____

WDI REPORT SUMMARY

CONTACT INFORMATION

13099 E. Hwy 76	Property Address
Oakwood, TX 75855	City, State ZIP
Eric Feakes	Buyer's Name
<input checked="" type="checkbox"/> Eric.feakes1@gmail.com	Email
(410) 776-4235	Phone
Kara McLelland	Buyer's Agent
<input checked="" type="checkbox"/> karasrealestatebiz@gmail.com	Email
(254) 265-0112	Phone
	Seller's Agent
<input type="checkbox"/>	Email



Connect.

Inspector: (Print Name) Gary Faltermier Date: 4/9/2020

NOTES

This document is a partial summary of the Texas Official Wood Destroying Insect Report (WDI). The following outlines conducive conditions, active infestations, and past infestations without signs of treatment. In addition, this includes recommended solutions, mechanical and/or chemical, and any costs associated with the solutions. All 855bugs.com services can be billed to the respective Title Company to be paid at closing. Please contact 855bugs.com if a new WDI report needs to be issued.

Inspect.

CONDITIONS AND RECOMMENDATIONS

7B. Conducive Conditions	9B. Recommended Solution	Cost
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
9A. Active Infestation	9B. Recommended Solution	Cost
_____	_____	\$ _____
_____	_____	\$ _____
9A. Previous Infestation with No Prior Treatment	9B. Recommended Solution	Cost
	_____	\$ _____
	_____	\$ _____

TITLE CO.

Title Co Guaranty Title of Leon County
Closing Date _____

INVOICE

\$ 119.00 + \$ 9.82 Tax
\$ 128.82 Total
Invoice # 2020040913099

PAID

Paid by Check # _____
 Paid by Credit Card
 At closing

WARRANTY

Delivered
 At closing
 Non-qualifying

Protect. SM

13099 E. Hwy 76

Oakwood

75855

Inspected Address

City

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.
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.
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.
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).
H. There are a variety of termite control options offered by pest control companies.
I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended.
J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended.

1A. 855bugs.com 1B. 11768
Name of Inspection Company SPCS Business License Number
1C. 8807 Woodway Dr Waco TX 76712 254-235-2847
Address of Inspection Company City State Zip Telephone No.
1D. Gary Faltermier 1.E Certified Applicator Technician [X] (check one)

2. NA Case Number (VA/FHA/Other) 3. 4/9/2020 Inspection Date

4A. Eric Feakes Seller [] Agent [] Buyer [X] Management Co. [] Other []
Name of Person Purchasing Inspection
4B. Unknown Owner/Seller
4C. REPORT FORWARDED TO: Title Company or Mortgagee [X] Purchaser of Service [] Seller [] Agent [X] 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. Primary dwelling
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 [X] Insulated area of attic [X] Plumbing Areas [X] Planter box abutting structure []
Deck [] Sub Floors [] Slab Joints [] Crawl Space []
Soil Grade Too High [] Heavy Foliage [] Eaves [] Weepholes []
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:
8A. Subterranean Termites Active Infestation Previous Infestation Previous Treatment
8B. Drywood Termites
8C. Formosan Termites
8D. Carpenter Ants
8E. Other Wood Destroying Insects

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)

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: N/A

Refer to Scope of Inspection Part J N/A

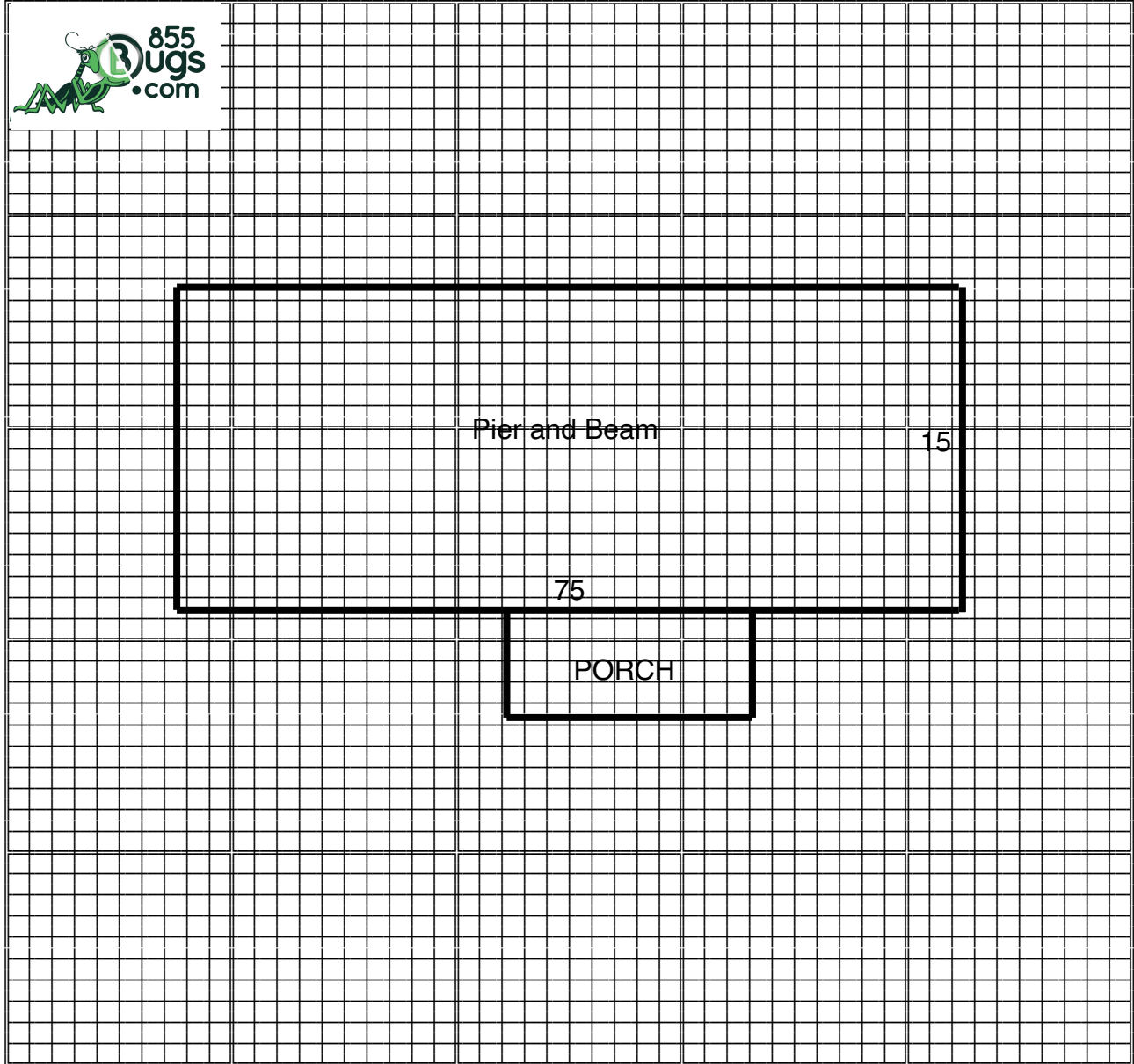
10A. This company has treated or is treating the structure for the following wood destroying insects: N/A
 If treating for subterranean termites, the treatment was: Partial Spot Bait Other
 If treating for drywood termites or related insects, the treatment was: Full Limited

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

This company has a contract or warranty in effect for control of the following wood destroying insects:
 Yes No List Insects: 855bugs.com Termite warranty included. \$129+tax per year to renew.
 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 _____

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: Gary F. 0774740
 11A. _____
 Inspector

Approved: Gary F. 0774740
 11B. _____
 Certified Applicator and Certified Applicator License Number

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 _____ Date

April 9, 2020

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: _____

Signature of Purchaser of Property or their Designee _____ Date _____



Local Phone 254-235-2847
Toll Free 855-BUGS-COM
(855-284-7266)
Website www.855bugs.com
Email centraltx@855bugs.com
Mailing P.O. Box 7514 - Waco, TX 76714

Subterranean Termite Control Warranty

Property Address
13099 E. Hwy 76
Oakwood, TX 75855

855bugs.com has completed the necessary inspection and/or rendered subsequent treatments as required for subterranean termites on
April 9, 2020

Date

Our warranty will remain in force for a period of one year from the date of approved inspection/treatment. This agreement may be renewed annually for the life of the structure for the sum of \$ 129.00 payable each year on or before the date shown above.

This agreement is transferable. 855bugs.com reserves the right to increase the annual fee when there is a change of ownership.

855bugs.com agrees to inspect the premises without charge upon request by the owner. Any further necessary treatment will be performed at \$ 0.00.

This is not a damage guarantee, nor does it provide for any compensation thereafter.

If modifications are made to the original structure, 855bugs.com must be notified prior to the modification to determine any additional treatment needs. Any additions or alterations to the structure will not be included in this agreement without written approval from 855bugs.com.



Licensed and Regulated by: Texas Department of Agriculture
P.O. Box 12847, Austin, TX 78711-2847
Phone (866) 918-4481, FAX (888) 232-2567

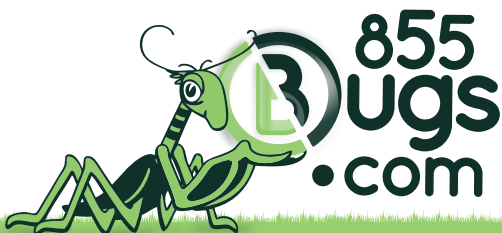




If you were happy with your recent service, you should trust us with our convenient "Don't Bug Me" Plan!

The "Don't Bug Me" Plan consists of quarterly outdoor treatments to keep your home protected from pests year-round. Our trained Technicians use family-friendly products to ensure your home is pest-free.

We are also offering a \$40 coupon to use within 60 days of your closing -- so call us at (254) 235-2847 to schedule your service today!



(254) 235-2847

www.855bugs.com



SERVICE INTERVAL	<h1>Quarterly</h1>				CONTACT US	855bugs.com Local (254) 235-2847 Toll Free 855-BUGS-COM (855) 284-7266 Website www.855bugs.com Email centraltx@855bugs.com Mailing P.O. Box 7514 Waco, TX 76714		Connect.
	SERVICE MONTHS	<input type="checkbox"/> Jan <input type="checkbox"/> Feb <input type="checkbox"/> Mar	<input type="checkbox"/> Apr <input type="checkbox"/> May <input type="checkbox"/> June	<input type="checkbox"/> July <input type="checkbox"/> Aug <input type="checkbox"/> Sept		<input type="checkbox"/> Oct <input type="checkbox"/> Nov <input type="checkbox"/> Dec	LICENSING	
INITIAL	\$ 129.00 + \$ 10.64 Tax		<input checked="" type="checkbox"/> Upon Service					
	\$ 139.64 Total		<input type="checkbox"/> Net 30					
MAINTENANCE	\$ 109.00 + \$ 8.99 Tax		<input checked="" type="checkbox"/> Net 10					
	\$ 117.99 Total		<input type="checkbox"/> Net 30					
	<input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input checked="" type="checkbox"/> Quarterly		<input type="checkbox"/> _____					

CUSTOMER INFORMATION	SERVICE INFORMATION			BILLING INFORMATION			<input checked="" type="checkbox"/> Check if same as SERVICE
	Name	Eric Feakes			Name	_____	
Address	13099 E. Hwy 76			Address	_____		
City, State ZIP	Oakwood TX 75855			City, State ZIP	_____		
Phone	(410) 776-4235			Phone	_____		
Email	Eric.feakes1@gmail.com			Email	_____		

TARGET PESTS	PREMIUM PESTS			SPECIAL SERVICES		
	<input checked="" type="checkbox"/> Carpenter Ants	<input checked="" type="checkbox"/> Spiders	<input checked="" type="checkbox"/> Firebrats	<input type="checkbox"/> Bees (+)	<input type="checkbox"/> Fruit Flies	
<input checked="" type="checkbox"/> Acrobat Ants	<input checked="" type="checkbox"/> Wasps	<input checked="" type="checkbox"/> Scorpions	<input type="checkbox"/> E Sub Termites (+)	<input type="checkbox"/> House Flies		
<input checked="" type="checkbox"/> Fire Ants	<input checked="" type="checkbox"/> Millipedes	<input checked="" type="checkbox"/> Fleas / Ticks	<input type="checkbox"/> Critters (+)	<input type="checkbox"/> Phorid Flies		
<input checked="" type="checkbox"/> German Roaches	<input checked="" type="checkbox"/> Centipedes	<input checked="" type="checkbox"/> Chiggers	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____		
<input checked="" type="checkbox"/> American Roaches	<input checked="" type="checkbox"/> Earwigs	<input checked="" type="checkbox"/> Rats / Mice	<input type="checkbox"/> Mosquitoes	<input type="checkbox"/> _____		
<input checked="" type="checkbox"/> Oriental Roaches	<input checked="" type="checkbox"/> Silverfish	<input checked="" type="checkbox"/> Crickets	<input type="checkbox"/> Bed Bugs	<input type="checkbox"/> _____		
<input checked="" type="checkbox"/> Carpet Beetles	<input checked="" type="checkbox"/> Clothes Moths	<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input type="checkbox"/> _____		

NOTES	Initial price reflects \$40 off coupon applied

NOTICE	855bugs.com may adjust the Initial Billing Amount following an Initial Inspection before performing the Initial Service.		WARRANTY	<input type="checkbox"/> 30 Days
	"Don't Bug Me" Plan: 855bugs.com will perform exterior service (up to 1/2 acre) on the Service Months selected above. There is no additional charge for interior or exterior service for your Plan's Covered Pests.			<input checked="" type="checkbox"/> 3 Months
	After the initial 12 months, this Agreement may be cancelled by either party by giving thirty days written notice to the other party.			<input type="checkbox"/> Annual
	The Customer and 855bugs.com agree that any controversy or claim between them arising out of or relating to the interpretation, performance, or breach of any provision of this agreement shall be settled exclusively by arbitration. This contract/agreement is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association.		<input type="checkbox"/> No Warranty	Inspector Gary Faltermier
			<input checked="" type="checkbox"/> Interior	
			<input checked="" type="checkbox"/> Exterior	

SIGN	855bugs.com Signature	Date	Customer Signature	Date
		4/9/2020	_____	_____

<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> "Don't Bug Me" Premium Plan	SRVC	Tech	Date	St Time	Dur	IN \$	PR \$
Referred by WDI	<input type="checkbox"/> Call Ahead	Res Initial					\$ 129.00	\$ 129.00
Initial Date _____	<input type="checkbox"/> Res Regular EXT	DBMe					\$ 109.00	\$ 109.00
Initial Time _____	<input type="checkbox"/> Res Regular							
Technician _____	<input type="checkbox"/> One Time							
Recurring Avail _____	<input type="checkbox"/> Comm - Int <input type="checkbox"/> Comm - Ext							

Connect.

Inspect.

Protect. SM