

Wood Destroying Insect Report



Texas Termite Terminators

8616 Daffodil St Houston TX 77063

(Office) (713) 723-4215

(Fax) (713) 723-3334

E-Mail office@foxinspectiongroup.com

Company TPCL # 0575464

Certified Applicator TPCL # 0704820

Technician TPCL # 0587102, 0745495, 0764144, 0772213, 0772220, 0772221, 0772384

Report Number: 200629RS-1529 Rosewood Street

Report Prepared for Scott Braddock & Anna Venardos

Date: Monday, June 29, 2020

Contact #: _____

Inspection Address: 1529 Rosewood Street

Houston, TX 77004

Property was Occupied

Client present during inspection: Yes

Warranty Offered: Yes

Inspector: Ryan Sprague

Inspector Licence No.: TPCL: 0704820

Texas Termite Terminators Additional Statements Included in the Scope of Inspection Agreement that are not Promulgated by the Texas Department of Agriculture

- A. This inspection is only good for the date and time of the inspection. Texas Termite Terminators, 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 by 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. Texas Termite Terminators, 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 / hidden wood damage.
- B. Texas Termite Terminators 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 SPCB required standards for completing this form. These standards can be provided to you upon request.
- C. **Additional Information from Texas Termite Terminators. 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 within 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. Texas Termite Terminators 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 Texas Termite Terminators, 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. Texas Termite Terminators will be more than happy to refund to you the cost of this inspection within 90 day's from the date of the original inspection. The refund is contingent on you surrendering all copies of this inspection report back to Texas Termite Terminators and you releasing Texas Termite Terminators, 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.

1529 Rosewood Street

Houston

77004

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. 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. Texas Termite Terminators

1B. TPCL #0575464

Name of Inspection Company

SPCS Business License Number

1C. 8616 Daffodil St

Houston

TX

77063

(713) 723-4215

Address of Inspection Company

City

State

Zip

Telephone No.

1D. Ryan Sprague TPCL: 0704820

1E. Certified Applicator

checkbox checked

(check one)

Name of Inspector (Please Print)

Technician

checkbox unchecked

2. N/A

3. Monday, June 29, 2020

Case Number (VA/FHA/Other)

Inspection Date

4A. Scott Braddock & Anna Venardos

Seller checkbox unchecked

Agent checkbox unchecked

Buyer checkbox checked

Management Co. checkbox unchecked

Other checkbox unchecked

Name of Person Purchasing Inspection

4B. N/A

Owner/Seller

4C. REPORT FORWARDED TO: Title Company or Mortgagee checkbox unchecked Purchaser of Service checkbox checked Seller checkbox unchecked Agent checkbox unchecked Buyer checkbox checked

(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 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. Four story, 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 checkbox checked No checkbox unchecked

(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 checkbox unchecked Insulated area of attic checkbox checked Plumbing Areas checkbox checked Planter box abutting structure checkbox unchecked
Deck checkbox unchecked Sub Floors checkbox checked Slab Joints checkbox unchecked Crawl Space checkbox unchecked
Soil Grade Too High checkbox unchecked Heavy Foliage checkbox unchecked Eaves checkbox checked Weepholes checkbox checked
Other checkbox checked Specify: Fresh paint, wall coverings, elevated areas, Attic partially accessible, Bath traps,

Behind personal effects/furniture, Blocked/Stored areas, Construction voids, Foundation corner pops, Cracks in the slab, Under floor coverings, Behind storage in garage, Raised concrete, Brick and/or Stone at patio / porche(s), Foundation plumbing penetrations, Recent Cleaning, Recent renovations,

7A. Conditions conducive to wood destroying insect infestation? Yes checkbox unchecked No checkbox checked

(Refer to Part J, Scope of Inspection) If "Yes" specify in 7B.

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

- Wood to Ground Contact (G) checkbox unchecked Formboards left in place (I) checkbox unchecked Excessive Moisture (J) checkbox unchecked
Debris under or around structure (K) checkbox unchecked Footing too low or soil line too high (L) checkbox unchecked Wood Rot (M) checkbox unchecked Heavy Foliage (N) checkbox unchecked
Planter box abutting structure (O) checkbox unchecked Wood Pile in Contact with Structure (Q) checkbox unchecked Wooden Fence in Contact with the Structure (R) checkbox unchecked
Insufficient ventilation (T) checkbox unchecked Other (C) checkbox unchecked Specify: N/A

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

Table with 4 columns: Active Infestation, Previous Infestation, Previous Treatment. Rows include 8A. Subterranean Termites, 8B. Drywood Termites, 8C. Formosan Termites, 8D. Carpenter Ants, 8E. Other Wood Destroying Insects.

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 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: 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

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 insets, the treatment was:

Full

Limited

10B. 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

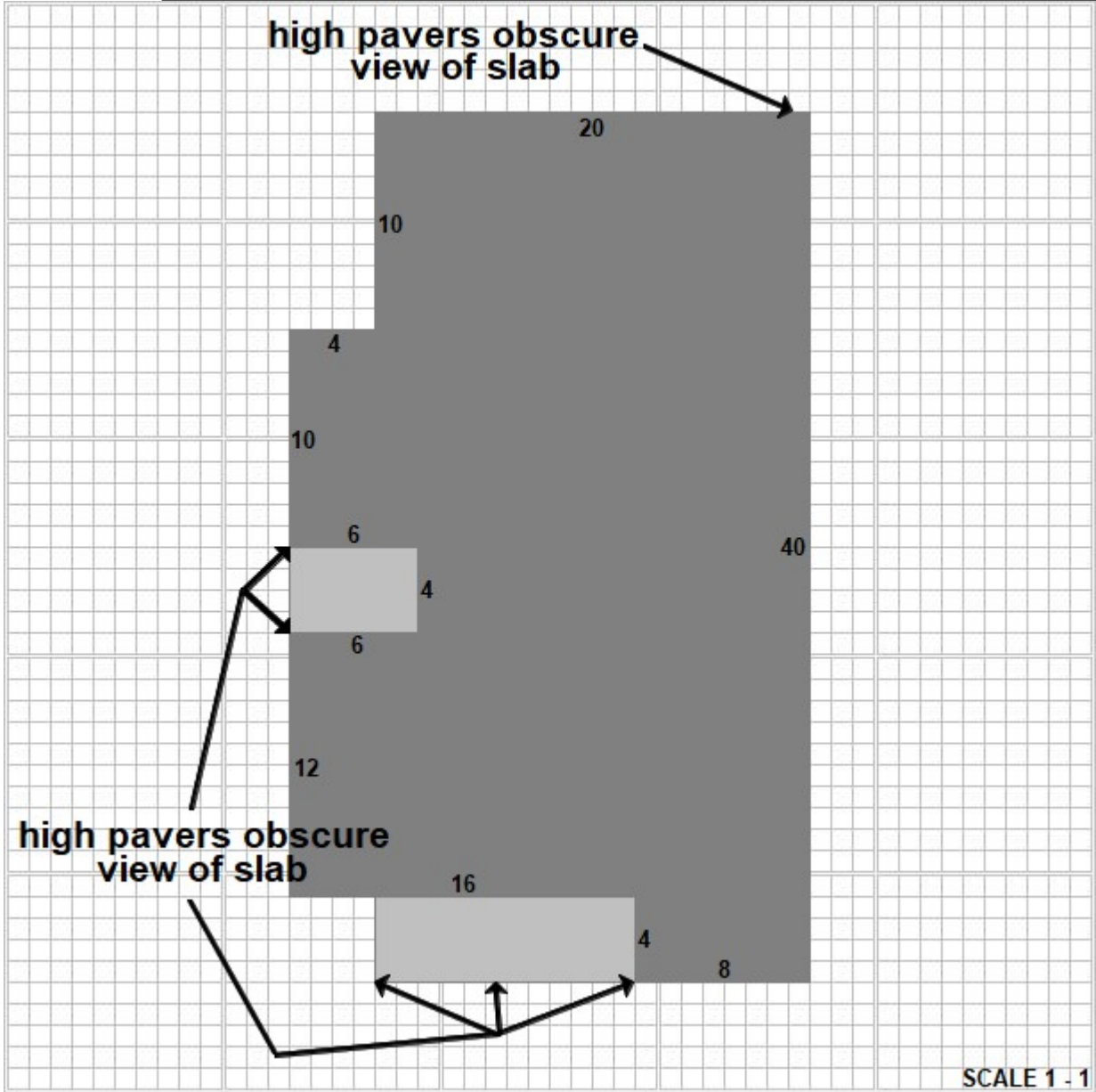
No

List Insects: N/A

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

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 No visible evidence of an active infestation of wood destroying insects observed at the time of inspection.

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. R. Sprague

TPCL: 0704820

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. R. Sprague

TPCL# 0704820

Certified Applicator and Certified Applicator License Number

12B. Date Posted June 29, 2020

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: Detail Photos

Signature of Purchaser of Property or their Designee

Date

Detail Photos





Texas Termite Terminators

8616 Daffodil St. Houston TX 77063

TDA TPCL 0575464

Office: (713) 723-4215

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office@houstontexastermite

Eastern Subterranean 90-Day Free Protection (Convertible to Lifetime)

TEXAS TERMITE TERMINATOR PROTECTION PLAN

Client

Scott Braddock & Anna Venardos

Address

1529 Rosewood Street

City, State, Zip **Houston, TX 77004**

Effective Date **June 29, 2020**

(Effective date is date of initial inspection and the 90T^{3P2} must be processed in accordance with the terms on the reverse side.)

Eastern Subterranean Termite Infestation

Texas Termite Terminators or its designee has inspected the building noted above for the purpose of determining visible evidence of Wood Destroying Insects, as defined by the Texas Department of Agriculture. Texas Termite Terminators or its designee has provided a written report of its findings to the client. That report and the Limited Warranty are subject to the terms and condition of the Inspection Agreement, as well as the Scope and Limitations of the Limited Warranty. The parties agree that the liability of Texas Termite Terminators is as follows:

If Eastern Subterranean Termites are visually observed while this 90 day FREE Protection (Convertible to a Lifetime Renewable Termite Treatment Protection) is in good standing, Texas Termite Terminators will have the infestation treated as is determined by the terms of this agreement. Any areas having "Conducive Conditions" as noted in the written report are exempt from this coverage unless remedied and re-inspected by Texas Termite Terminators (a re-inspection fee may apply).

**GENERAL TERMS, SCOPE, AND LIMITATIONS ARE SET FORTH ON
PAGE TWO OF THIS CERTIFICATE**

EASTERN SUBTERRANEAN 90 DAY TERMITE PROTECTION PLAN

GENERAL TERMS, SCOPE AND LIMITATIONS

This protection is intended solely for the customer and address listed on the front of this limited **90 Day TPP** certificate. When a Wood Destroying Insect (WDI) report is purchased, this 90 -day protection is issued without charge to the customer.

As set forth on the limited **90 Day TPP** certificate, the treatment of the building shall be the treatment which Texas Termite Terminators, in their judgment and opinion, deems necessary to properly control the applicable termites. If the building cannot be safely and effectively treated in the opinion of Texas Termite Terminators, then Texas Termite Terminators shall refund the Termite Treatment Cost Protection fee or pay the deductible of any termite plan that may be in place, whichever is less. The covered areas of the structure are the soil adjacent the exterior slab.

The customer agrees to notify Texas Termite Terminators by telephone and in writing of any item in question and to allow a company representative access to the property to evaluate these items before any corrective action is taken. The customer agrees and understands that any repairs or corrective action taken without consultation with Texas Termite Terminators relieves the company of any and all liability.

If a follow-up Wood Destroying Insect (WDI) report is requested or desired by the customer, Texas Termite Terminators will charge the normal and customary WDI report fee.

In the event the house is treated for termites by any means other than this **90 Day PP**, this program will be terminated and replaced by a service agreement from the treating company.

This 90 Day TPP does not extend to, include or applicable to:

- I. Consequential and/or secondary damages;
- II. Hidden, latent or concealed damages, plumbing entry points; slab joints; any other interior entry point in the slab
- III. All cosmetic damages and/or any damages visible or not visible at the time of the original inspection;
- IV. Termites in outbuildings such as but not limited to: detached garages, carports, tool sheds, barns, fences, etc;
- V. Forms of wood destroying insects or organisms other than Eastern Subterranean Termites, including but not limited to, Formosan, dry wood, powder post beetles, wood rot, pot rot, etc. are excluded;
- VI. Changes, alterations, remodeling or additions made to the building after the date of inspection;
- VII. Costs of shelter, transportation, food, moving, storage, or other incidental expenses related to the inconvenience or relocation during treatment;
- VIII. Any request for **TPP** performance not filed in a manner as set forth in this document.
- IX. Areas of conditions conducive for termite activity, "conducive conditions", as defined by the Texas Department of Agriculture.

Note: Any conditions conducive for termite activity that are noted in the Wood Destroying Insect (WDI) report, or are observed at any subsequent inspection are excluded from coverage unless these conditions are removed and re-inspected by Texas Termite Terminators (a re-inspection fee may apply). If Eastern Subterranean Termite activity is observed at areas conducive to termite activity, or in non-covered areas, Texas Termite Terminators will extend an offer to treat the affected area for a nominal fee.

Texas Pest Control License (713) 723-3330 Office@HoustonTexasTermite.com
#575464



I only want the FREE 90-Day

TTT TERMITE PROTECTION PLAN (TPP)

I would like you to contact me (AFTER PURCHASE)

regarding protecting my largest investment with the **LIFE-TIME TRANSFERABLE TTT TERMITE PROTECTION PLAN (TPP)** with **"FREE Annual Termite Inspection"** for less than 50 cents / day.