

Jason Sutton



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DavidLindqueter  
741 Fawn Ln  
Avinger, TX 75630

Jason Sutton

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7071 US HWY 80 W  
Marshall, TX 75670

Phone 903-407-1456  
jasonsuttoninspections@gmail.com

TREC 22985

**INVOICE**

**SOLD TO:**  
  
David Lindquester  
  
TX

**INVOICE NUMBER** 20220117-01  
**INVOICE DATE** 01/17/2022

**LOCATION** 741 Fawn Ln

**REALTOR** Wyatt Pearson

DESCRIPTION	PRICE	AMOUNT
Inspection report	\$200.00	\$200.00
4/27/2022	(\$200.00)	(\$200.00)
	<b>SUBTOTAL</b>	\$200.00
	<b>TAX</b>	\$0.00
	<b>TOTAL</b>	\$200.00
	<b>BALANCE DUE</b>	<b>\$0.00</b>

**THANK YOU FOR YOUR BUSINESS!**

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Marshall, TX 75670

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Fax:  
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## PROPERTY INSPECTION REPORT

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**Prepared For:** David Lindquester  
(Name of Client)

**Concerning:** 741 Fawn Ln, Avinger, TX 75630  
(Address or Other Identification of Inspected Property)

**By:** Jason Sutton, Lic #22985 01/17/2022  
(Name and License Number of Inspector) (Date)

\_\_\_\_\_  
(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at [www.trec.texas.gov](http://www.trec.texas.gov).

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is NOT required to turn on decommissioned equipment, systems, utility services or apply an open flame or light a pilot to operate any appliance. The inspector is NOT required to climb over obstacles, move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrantability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector shall indicate, by checking the appropriate boxes on the form, whether each item was inspected, not inspected, not present or deficient and explain the findings in the corresponding section in the body of the report form. The inspector must check the Deficient (D) box if a condition exists that adversely and materially affects the performance of a system or component or constitutes a hazard to life, limb or property as specified by the TREC Standards of Practice. General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing components, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards or Deficiencies below.

THIS PROPERTY INSPECTION IS NOT A TECHNICALLY EXHAUSTIVE INSPECTION OF THE STRUCTURE, SYSTEMS OR COMPONENTS. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous

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Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000  
(<http://www.trec.texas.gov>).

or future reports.

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

#### **TEXAS REAL ESTATE CONSUMER NOTICE CONCERNING HAZARDS OR DEFICIENCIES**

Each year, Texans sustain property damage and are injured by accidents in the home. While some accidents may not be avoidable, many other accidents, injuries, and deaths may be avoided through the identification and repair of certain hazardous conditions. Examples of such hazards include:

- malfunctioning, improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathroom, kitchens, and exterior areas;
- malfunctioning arc fault protection (AFCI) devices;
- ordinary glass in locations where modern construction techniques call for safety glass;
- malfunctioning or lack of fire safety features such as, smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- malfunctioning carbon monoxide alarms;
- excessive spacing between balusters on stairways and porches;
- improperly installed appliances;
- improperly installed or defective safety devices;
- lack of electrical bonding and grounding; and
- lack of bonding on gas piping, including corrugated stainless steel tubing (CSST).

To ensure that consumers are informed of hazards such as these, the Texas Real Estate Commission (TREC) has adopted Standards of Practice requiring licensed inspectors to report these conditions as "Deficient" when performing an inspection for a buyer or seller, if they can be reasonably determined.

These conditions may not have violated building codes or common practices at the time of the construction of the home, or they may have been "grandfathered" because they were present prior to the adoption of codes prohibiting such conditions. While the TREC Standards of Practice do not require inspectors to perform a code compliance inspection, TREC considers the potential for injury or property loss from the hazards addressed in the Standards of Practice to be significant enough to warrant this notice.

Contract forms developed by TREC for use by its real estate licensees also inform the buyer of the right to have the home inspected and can provide an option clause permitting the buyer to terminate the contract within a specified time. Neither the Standards of Practice nor the TREC contract forms requires a seller to remedy conditions revealed by an inspection. The decision to correct a hazard or any deficiency identified in an inspection report is left to the parties to the contract for the sale or purchase of the home.



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

## I. STRUCTURAL SYSTEMS

### A. Foundations

*Type of Foundation(s):* Pier & Beam - Crawlspace

*Comments:*

At the time of the inspection it is the opinion of the inspector that the pier and beam system shows minor signs of settling which can be seen through unlevel floors, cracks on interior wall coverings. The pier and beam system should be further evaluated by a specialist in this field.

**Buyers Note:** Due to the nature of pier & beam construction and the crawl space, the entire sub floor and its components have not been completely visually inspected. There are areas that were not visible or could not be seen or was obstructed in some way. Every effort has been made to inspect as much of the sub floor as thoroughly as possible, however, the possibility exists that there is moist, soft or rotted wood on the subfloor or it's components that has not been detected or located.



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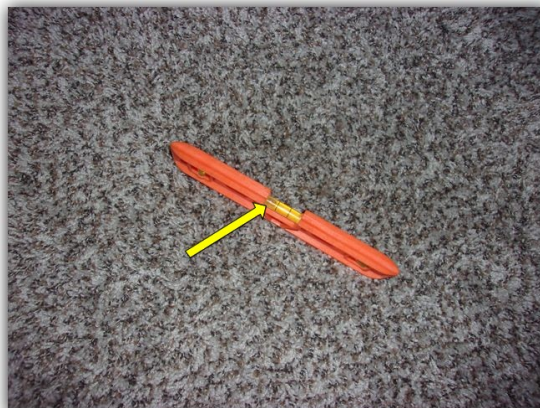
D=Deficient

I	NI	NP	D
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Signs of Structural Movement or Settling

Floors not level



Improper span of material

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Leaning piers



Floor decking has water damaged



Cracks in wall(s) and / or ceiling



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- Door frames out of square



**Performance Opinion:** (An opinion on performance is mandatory)

**Note:** *Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.*

- Signs of structural movement noted; suggest that an expert in this field be consulted for further evaluation of the structure and to provide suggestions as to what, if any, corrective actions should be taken.

**SUGGESTED FOUNDATION MAINTENANCE & CARE** - *Proper drainage and moisture maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was not a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.*

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**B. Grading and Drainage**

*Comments:*

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Six inches per 10 feet.

Soil levels against the exterior grade beam were noted to be too high in various areas around structure. When soil levels are high against the face of the foundation it promotes water penetration of the structure and insect infestation. This item should be corrected so there is some exposure of the foundation face. It is generally accepted that a brick veneer house should have about 4 inches of clearance. Wood siding houses should have approximately 6 inches of clearance.



- Trees/heavy foliage too close to the structure

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TREC LIMITATIONS: The inspector is not required to inspect flatwork or detention/ retention pond (except as related to slope and drainage); determine area hydrology or the presence or underground water; or determine the efficiency or operation of underground or surface drainage systems.

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**C. Roof Covering Materials**

Type(s) of Roof Covering: Galvanized Metal

Viewed From: Roof Level

Comments:  First 1/3 of life

All components were found to be performing and in satisfactory condition on the day of the inspection.

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I	NI	NP	D
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**D. Roof Structures and Attics**

*Viewed From: Scuttle Entrance*

*Approximate Average Depth of Insulation:6-8"*

*Approximate Average Thickness of Vertical Insulation:*  Unable to determine

*Comments:*

TREC Limitations: The inspector is not required to: enter attics or unfinished spaces where openings are less than 22 inches by 30 inches or headroom is less than 30 inches;; operate powered ventilators; or provide an exhaustive list of locations of deficiencies and water penetrations.



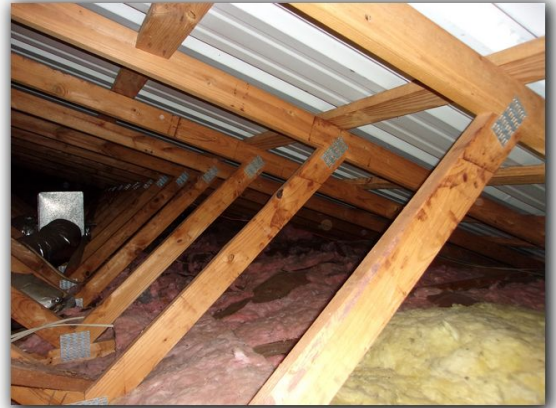
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Evidence of moisture penetration (no moisture present at the time of inspection)



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**E. Walls (Interior and Exterior)**

*Comments:*

**Interior Walls:** TREC LIMITATIONS: The inspector is not required to report cosmetic damage or the condition of floor, wall, or ceiling coverings; paints, stains, or other surface coatings; cabinets; or countertops, or provide an exhaustive list of locations of water penetrations.

Property was partially furnished at the time of inspection. Areas of the structure may have been blocked from the view of the inspector. Once the furniture and other objects are removed certain signs may be revealed..However the inspector inspected the structure as thoroughly as possible to provide you the best information regarding this property



**Exterior Walls:**

- Siding Materials:  Brick  Stone  Wood  Wood byproducts  Stucco  
 Vinyl  Aluminum  Asbestos  Cement Board  Other

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I	NI	NP	D
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Some siding is damaged





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I	NI	NP	D
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**F. Ceilings and Floors**

*Comments:*

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Other (water damaged are seen in crawlspace)



**G. Doors (Interior and Exterior)**

*Comments:*

TREC Limitations: (A) report the condition of awnings, blinds, shutters, security devices, or other non-structural systems; determine the cosmetic condition of paints, stains, or other surface coatings; or operate a lock if the key is not available. or provide an exhaustive list of locations of deficiencies and water penetrations.

**Interior Doors**

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I	NI	NP	D
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### Exterior Doors

- Sliding glass door slides poorly



- Sliding glass seal damaged (moisture is present)

I=Inspected

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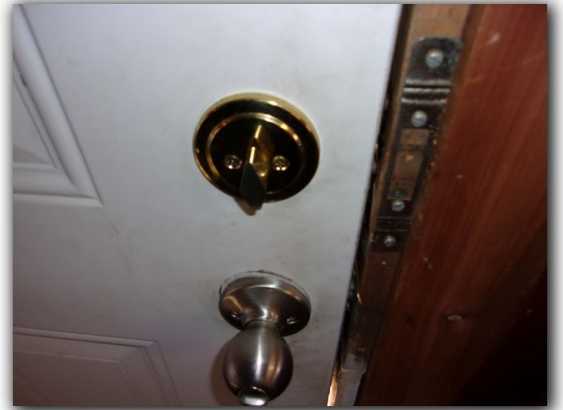
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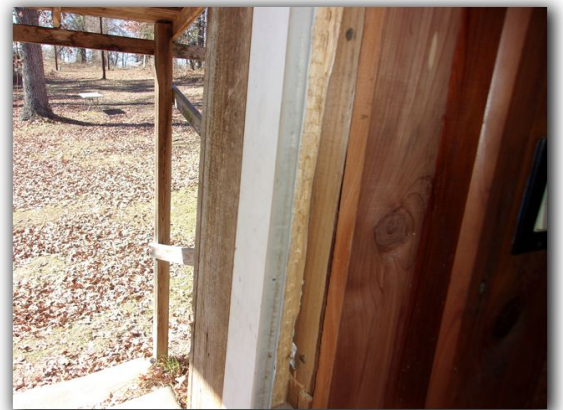
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Deficient Hardware (door lock does not operate as intended)



Weather stripping damaged



**Garage Doors**

Type:  Metal  Wood  Fiberglass  Doors / panels are damaged

I=Inspected

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D=Deficient

I	NI	NP	D
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**H. Windows**

*Comments:*

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Some window screens are missing



**I. Stairways (Interior and Exterior)**

*Comments:*

**INTERIOR**

**EXTERIOR**

Vertical railing spacing is greater than 4"

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**J. Fireplaces and Chimneys**

*Comments:*

Not applicable

**Type of Fireplace:**  Factory  Masonry  Free Standing

TREC LIMITATIONS: The inspector is not required to verify the integrity of the flue; perform a chimney smoke test; or determine the adequacy of the draft

**K. Porches, Balconies, Decks, and Carports**

*Comments:*

Spindles or rails greater than 4" spacing



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I NI NP D



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**L. Other**

*Comments:*

**II. ELECTRICAL SYSTEMS**

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**A. Service Entrance and Panels**

*Comments:*

- Overhead Service
- Underground Service

TREC Limitations: The inspector is not required to: determine present or future sufficiency of service capacity amperage, voltage, or the capacity of the electrical system, test arc-fault circuit interrupter devices when the property is occupied or damage to personal property may result, in the inspector's reasonable judgment, conduct voltage drop calculations, determine the accuracy of overcurrent device labeling, remove covers where hazardous as judged by the inspector, verify the effectiveness of overcurrent devices; or operate overcurrent devices.



Unable to verify ground rod



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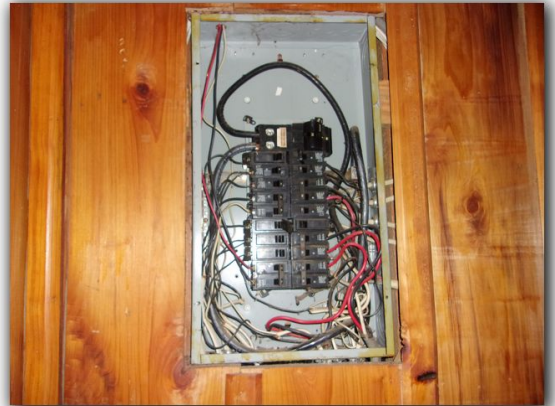
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Main Disconnect Panel

**Buyer Advisory Notice Note:** Today's building standards require that AFCI devices be used for all circuits serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. Although this was not a requirement at the time of construction, the Texas Real Estate Commission (TREC) Standards Of Practice requires that licensed inspectors mark any home not in compliance with this standard as Deficient.



Panel is not labeled



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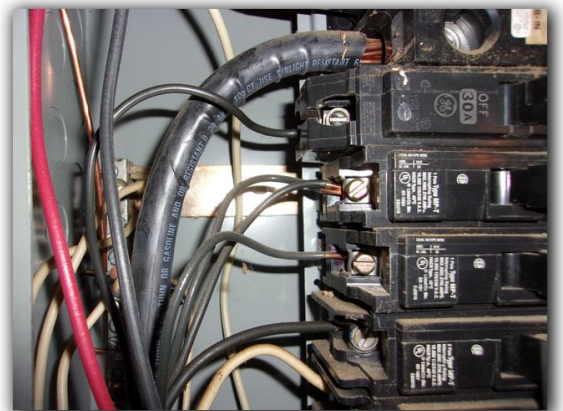
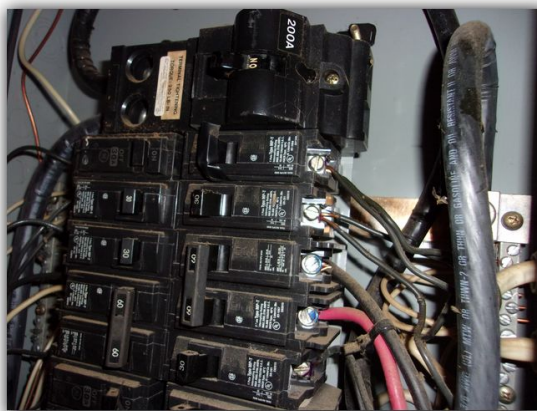
- Panel is missing screws



- Panel screws should be blunt tipped



- Incorrect size of wire on breakers (several in panel)



- Circuits within the main distribution panel that appear to be doubled up (referred to as “double taps”) it is recommended that they be separated. Each circuit should be served by a separate fuse or breaker.

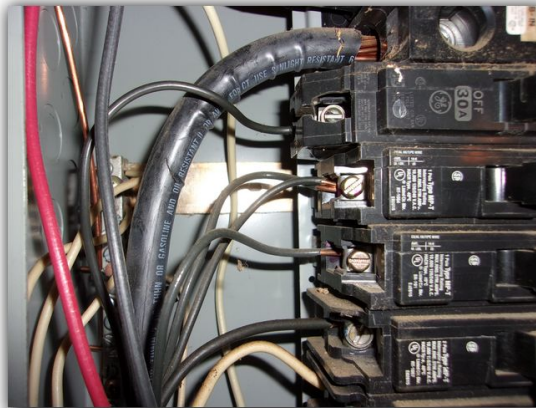
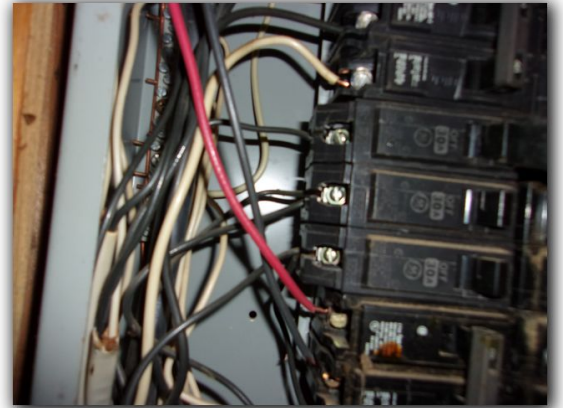
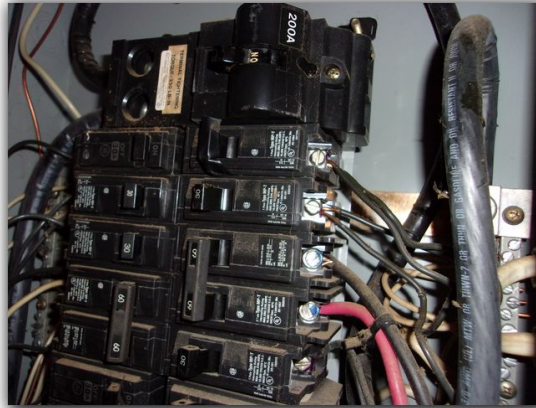
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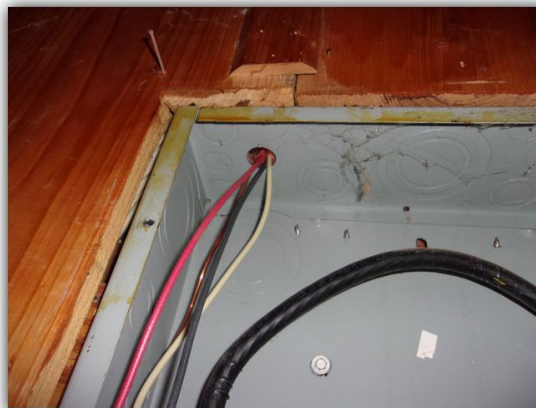
NP=Not Present

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- Not all of the wires entering the electrical cabinet are properly secured or protected from the sharp edges of the cabinet.



**Sub Panels** Not applicable

**Type of Wire:**

Copper

Aluminum

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**B. Branch Circuits, Connected Devices, and Fixtures**

Type of Wiring:  Copper  Aluminum Conduit \_\_\_\_\_

Comments:

TREC Limitations: The inspector is not required to: inspect low voltage wiring, disassemble mechanical appliances, verify the effectiveness of smoke alarms, verify interconnectivity of smoke alarms, activate smoke or carbon monoxide alarms that are or may be monitored or require the use of codes, verify that smoke alarms are suitable for the hearing-impaired or remove the covers of junction, fixture, receptacle or switch boxes unless specifically required by these standards.

The structure was partially furnished at time of inspection. Due to furniture arrangement there are some wall plugs, and fixtures which may not have been tested

**Outlet and Switches**

The guest bathroom GFCIs worked properly.



The kitchen counter top receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptacles should have GFCI protection.



The exterior receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.

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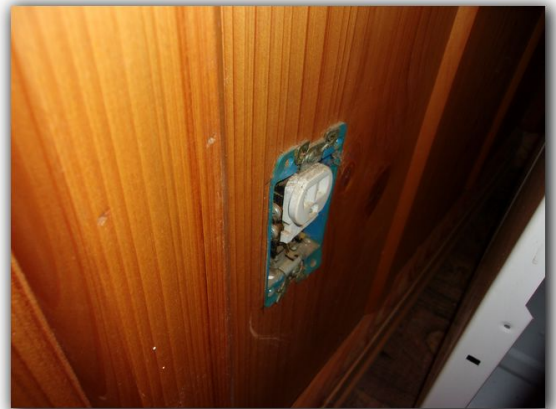
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Wiring should be in conduit



Loose, damaged, missing outlets / switches / covers



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I	NI	NP	D
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Inappropriate Ground Type receptacles installed on two conductor system



**Ground/ARC Fault Circuit Interrupt Safety Protection**

Kitchen:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Bathrooms:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Partial
Exterior:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Garage:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Basement:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Wet Bar:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Living:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Partial	Dining:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Crawlspace:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Laundry:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
A/C Unit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Pool/Spa:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Bedroom:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial				

**Fixtures** Some light bulbs may need replacing.

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I	NI	NP	D
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Light fixtures inoperable or in need of repair



**Smoke and Fire Alarms** Some batteries may need replacing.

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I	NI	NP	D
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- Smoke alarms are not present in each sleeping area
- No smoke alarm in hallway

### Other Electrical System Components

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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### A. Heating Equipment

*Type of System:* Central

*Energy Source:* Electric

*Comments:* This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.





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I NI NP D



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**B. Cooling Equipment**

*Type of System:* Central

*Comments:* This component appears to be performing adequately at the time of this inspection. It is achieving an operation, function, or configuration consistent with accepted industry practices for its age.



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I NI NP D



- Unit #1:  
Supply Air Temp: \_\_\_46 °F Return Air Temp: \_\_\_66 °F Temp. Differential: \_\_\_20 °F
- Unit #2:  
Supply Air Temp: \_\_\_ °F Return Air Temp: \_\_\_ °F Temp. Differential: \_\_\_ °F

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**C. Duct Systems, Chases, and Vents**

*Comments:* All components were found to be performing and in satisfactory condition on the day of the inspection.

**Type of Ducting:**     Flex Ducting     Duct Board     Metal

TREC Limitations: The inspector is not required to program digital thermostats or controls or to inspect for pressure of the system refrigerant, type of refrigerant, or refrigerant leaks, winterized or decommissioned equipment or duct fans, humidifiers, dehumidifiers, air purifiers, motorized dampers, electronic air filters, multi-stage controllers, sequencers, heat reclaimers, wood burning stoves, boilers, oil-fired units, supplemental heating appliances, de-icing provisions, or reversing valves; operate setback features on thermostats or controls, cooling equipment when the outdoor temperature is less than 60 degrees Fahrenheit, radiant heaters, steam heat

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I NI NP D

systems, or un-vented gas-fired heating appliances; or heat pumps, in the heat pump mode, when the outdoor temperature is above 70 degrees or verify the compatibility of components, tonnage match of indoor coils and outside coils or condensing units, the accuracy of thermostats; or the integrity of the heat exchanger; or determine the sizing, efficiency, or adequacy of the system, balanced air flow of the conditioned air to the various parts of the building; or types of materials contained in insulation.

#### IV. PLUMBING SYSTEMS

##### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter:* Front yard close to streetside

*Location of main water supply valve:* Front yard close to streetside

*Static water pressure reading:* 90 psi

*Comments:*

**Water Source:**  Public  Private    **Sewer Type:**  Public  Private



**Sinks:** All components were found to be performing and in satisfactory condition on the day of the inspection.



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I	NI	NP	D
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**Master Bathroom**



**Guest Bathroom**



**Bathtubs and Showers:** All components were found to be performing and in satisfactory condition on the day of the inspection

**Master Bathroom**

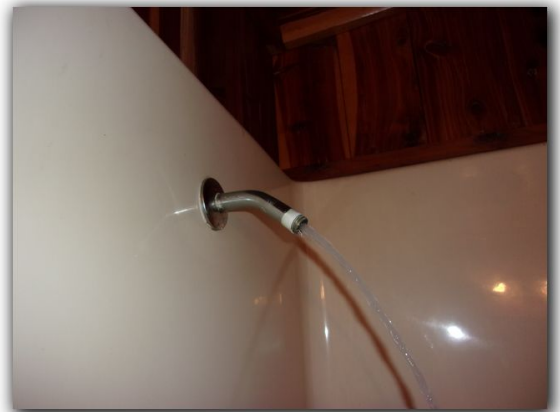
I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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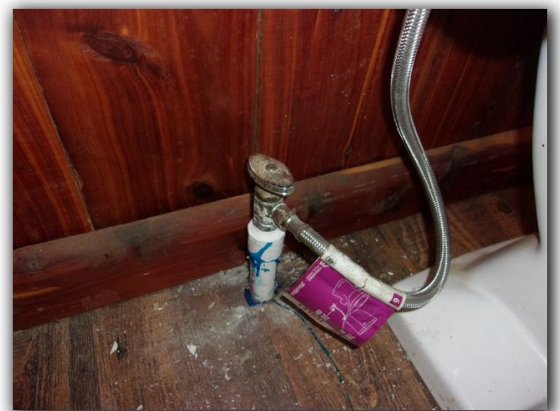


**Guest Bathroom**



**Commodes:** All components were found to be performing and in satisfactory condition on the day of the inspection

**Master Bathroom**



**Guest Bathroom**

I=Inspected

NI=Not Inspected

NP=Not Present

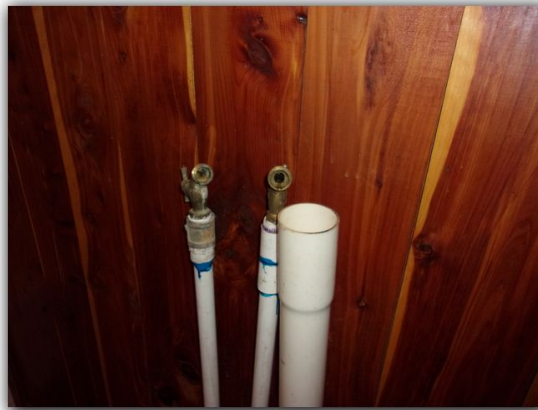
D=Deficient

I	NI	NP	D
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**Washing Machine Connections:**

- Washing machine not connected at this time - faucets, drains not tested for proper operation



**Exterior Plumbing:**

- Exterior hose bibs do not have back-flow prevention



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
---	----	----	---

- 

**B. Drains, Wastes, and Vents**

*Comments:*

- Missing air admittance device



- 

**C. Water Heating Equipment**

*Energy Source:* Electric

*Capacity:* 40 gallon

*Comments:*



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

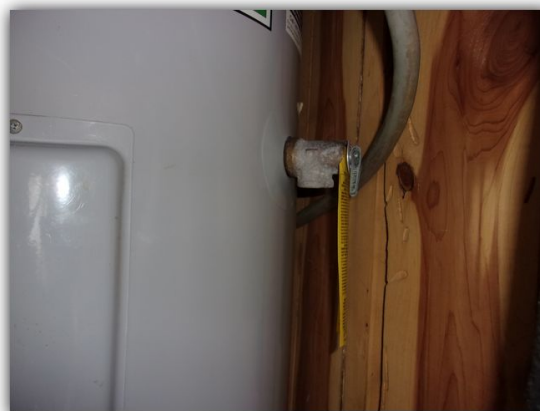


Lack of pan and drain system or not terminating according to current standards



### Water heater Temperature and Pressure Relief Valve

T/P valve has no drain line



### D. Hydro-Massage Therapy Equipment

Comments:



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**E. Other**

*Comments:*

**V. APPLIANCES**

**A. Dishwashers**

*Comments:*

**B. Food Waste Disposers**

*Comments:*

**C. Range Hood and Exhaust Systems**

*Comments:* This component appears to be performing adequately at the time of this inspection.



**D. Ranges, Cooktops, and Ovens**

*Comments:* This component appears to be performing adequately at the time of this inspection.

**Range Type:**  Electric  Gas

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D



**Oven(s):**

Unit #1:  Electric     Gas

Tested at 350°F, Variance noted: \_\_\_\_\_°F (max 25°F)



Unit #2:  Electric     Gas

Tested at 350°F, Variance noted: \_\_\_\_\_°F (max 25°F)

Glass panels and/or hardware



I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I NI NP D

**E. Microwave Ovens**

*Comments:*

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:*

**G. Garage Door Operators**

*Comments:*

**H. Dryer Exhaust Systems**

*Comments: .*

TREC Limitations: The inspector is not required to operate or determine the condition of other auxiliary components of inspected items, test for microwave oven radiation leaks, inspect self-cleaning functions, disassemble appliances, determine the adequacy of venting systems or determine proper routing and lengths of duct systems.

**I. Other**

*Comments:*

**VI. OPTIONAL SYSTEMS**

**A. Landscape Irrigation (Sprinkler) Systems**

*Comments:*

**B. Swimming Pools, Spas, Hot Tubs, and Equipment**

*Type of Construction: NA*

*Comments:*

DEFICIENCIES FOUND IN:

I=Inspected      NI=Not Inspected      NP=Not Present      D=Deficient

I	NI	NP	D	
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- 

**C. Outbuildings**

*Comments:*

DEFICIENCIES FOUND IN:

- 

**D. Private Water Wells** (A coliform analysis is recommended)

*Type of Pump:* N/A

*Type of Storage Equipment:* N/A

*Proximity To Known Septic System:*

*Comments:*

DEFICIENCIES FOUND IN:

- 

**E. Private Sewage Disposal (Septic) Systems**

*Type of System:* Aerobic

*Location of Drain Field:* Back yard

**PROXIMITY TO ANY KNOWN WELLS OR UNDERGROUND WATER SUPPLY:**

*Comments:* The aerobic system alarm light is on. This should be further evaluated by a company in this field.



- 

**F. Other**

*Comments:*

## Summary

### Safety and Electrical Concerns

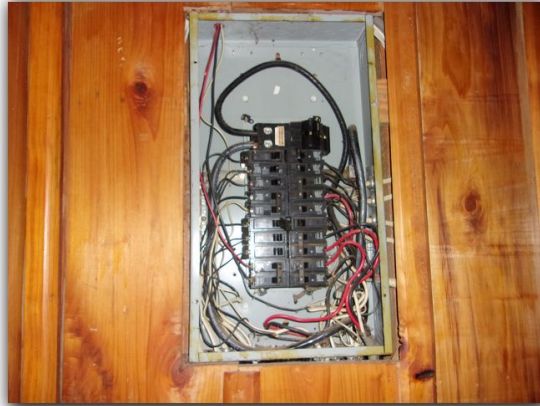
- Vertical railing spacing is greater than 4"



- Spindles or rails greater than 4" spacing



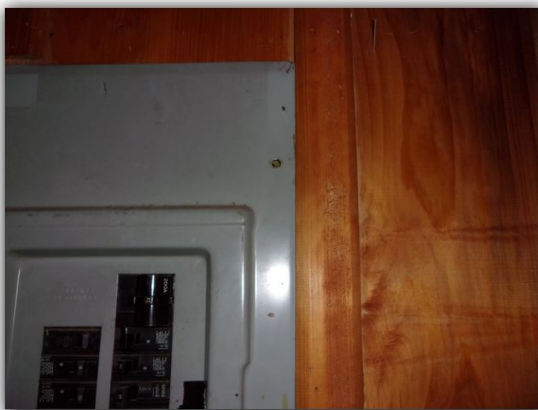
**Buyer Advisory Notice Note: Today's building standards require that AFCI devices be used for all circuits serving family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas. Although this was not a requirement at the time of construction, the Texas Real Estate Commission (TREC) Standards Of Practice requires that licensed inspectors mark any home not in compliance with this standard as Deficient.**



Panel is not labeled



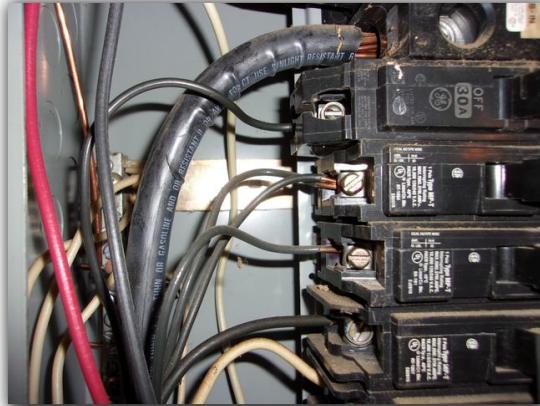
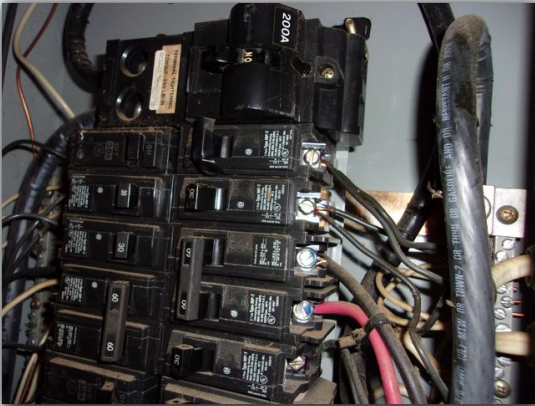
Panel is missing screws



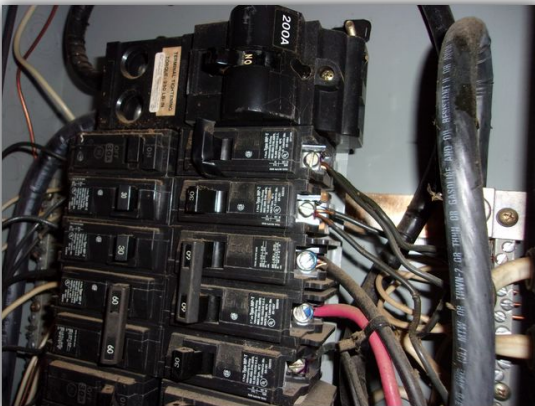
- Panel screws should be blunt tipped

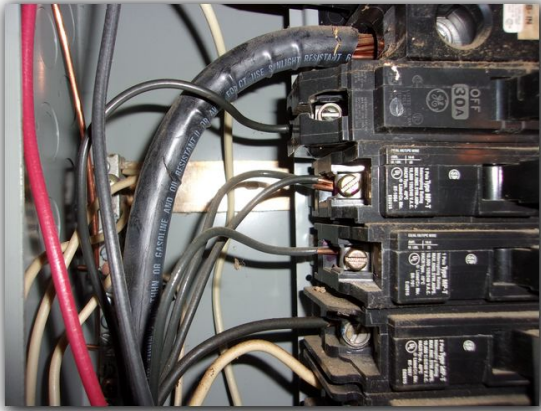


- Incorrect size of wire on breakers (several in panel)

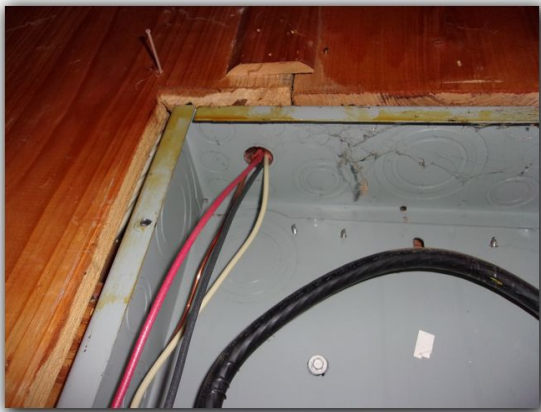


- Circuits within the main distribution panel that appear to be doubled up (referred to as “double taps”)\_it is recommended that they be separated. Each circuit should be served by a separate fuse or breaker.





Not all of the wires entering the electrical cabinet are properly secured or protected from the sharp edges of the cabinet.



The kitchen counter top receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the kitchen counter top receptacles should have GFCI protection.





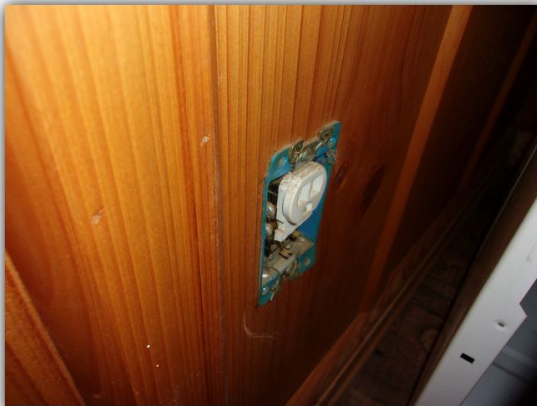
- The exterior receptacles do not appear to be connected to a ground fault circuit interrupter (GFCI) device. Under current electrical standards, all of the exterior receptacles should have GFCI protection.



- Wiring should be in conduit

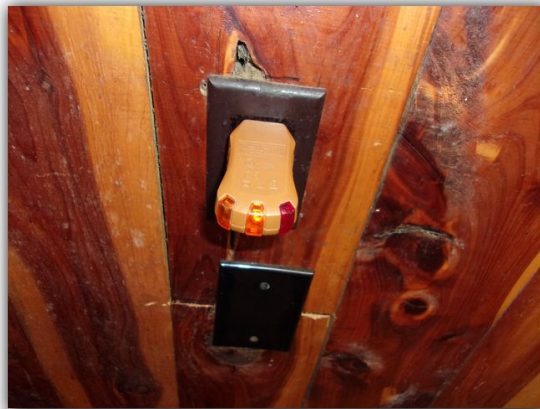


- Loose, damaged, missing outlets / switches / covers





- Inappropriate Ground Type receptacles installed on two conductor system



- Light fixtures inoperable or in need of repair



- Smoke alarms are not present in each sleeping area
- No smoke alarm in hallway

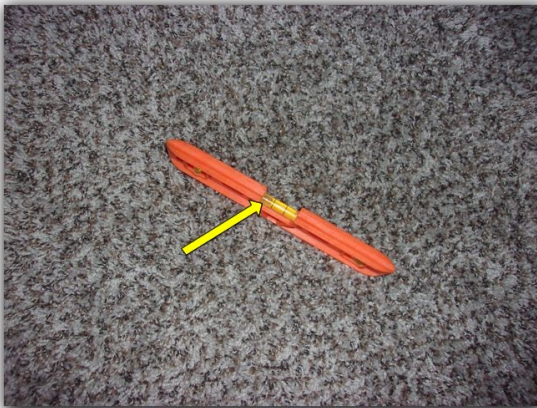
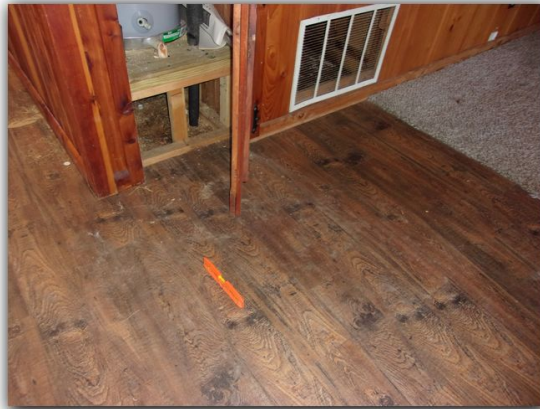
## Major Concerns

At the time of the inspection it is the opinion of the inspector that the pier and beam system shows minor signs of settling which can be seen through unlevel floors, cracks on interior wall coverings. The pier and beam system should be further evaluated by a specialist in this field.

**Buyers Note:** Due to the nature of pier & beam construction and the crawl space, the entire sub floor and its components have not been completely visually inspected. There are areas that were not visible or could not be seen or was obstructed in some way. Every effort has been made to inspect as much of the sub floor as thoroughly as possible, however, the possibility exists that there is moist, soft or rotted wood on the subfloor or it's components that has not been detected or located.

### Signs of Structural Movement or Settling

Floors not level



- Improper span of material



- Leaning piers



- Floor decking has water damaged



- Cracks in wall(s) and / or ceiling



- Door frames out of square

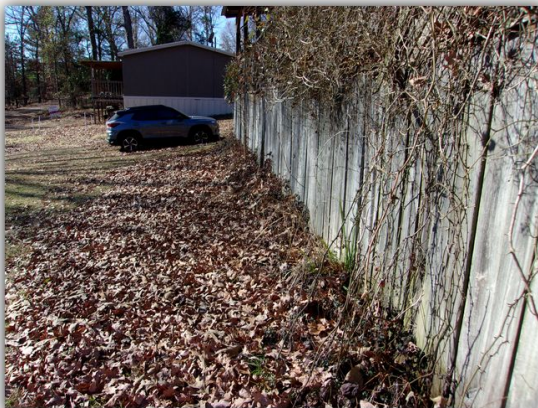


## Minor Concerns

Soil levels against the exterior grade beam were noted to be too high in various areas around structure. When soil levels are high against the face of the foundation it promotes water penetration of the structure and insect infestation. This item should be corrected so there is some exposure of the foundation face. It is generally accepted that a brick veneer house should have about 4 inches of clearance. Wood siding houses should have approximately 6 inches of clearance.



Trees/heavy foliage too close to the structure





Some siding is damaged



- Other (water damaged are seen in crawlspace)



- Sliding glass door slides poorly



- Sliding glass seal damaged (moisture is present)

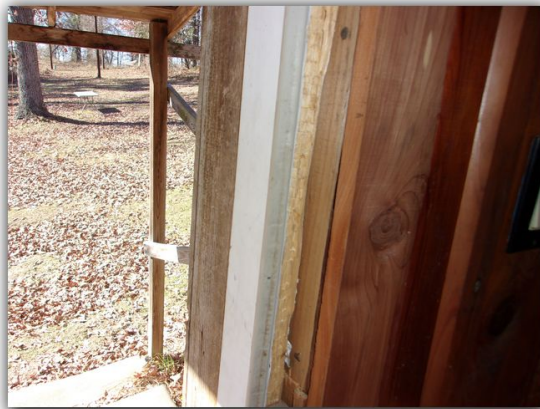




Deficient Hardware (door lock does not operate as intended)



Weather stripping damaged



Some window screens are missing



- Exterior hose bibs do not have back-flow prevention



- Missing air admittance device



- Lack of pan and drain system or not terminating according to current standards



- T/P valve has no drain line



- Glass panels and/or hardware



The aerobic system alarm light is on. This should be further evaluated by a company in this field.



# RESIDENTIAL WDI CONSULTING AGREEMENT

Frontline Pest Control LLC, 7071 US Hwy 80 W Marshall, TX 75670  
[jasonsuttoninspections@gmail.com](mailto:jasonsuttoninspections@gmail.com) [www.frontline-home-inspections.com](http://www.frontline-home-inspections.com)  
903-407-1456

Last Updated 12/20/2019

Property Address 741 Fawn Ln

**THIS IS A LEGAL AGREEMENT. PLEASE READ CAREFULLY BEFORE SIGNING. YOU HAVE THE RIGHT AND IT IS PRUDENT TO CONSULT AN ATTORNEY PRIOR TO SIGNING THIS AGREEMENT IF YOU DO NOT FULLY UNDERSTAND THE CONDITIONS.**

## Important Limitations and Disclaimers

This Property WDI Inspection Report reports on only the address listed and only on the current condition of those items as of the date of inspection. This report reflects only if the property inspected are observed to have active infestation or conducive conditions at the time of inspection. This report reflects only those items that are reasonably observable at the time of inspection. NO REPRESENTATION OR COMMENT is made concerning any latent defect or defects not reasonably observable at the time of the inspection or of items which require the removal of major or permanent coverings. For example, but without limitation, recent repairs, painting or covering may conceal prior or present insect, leak or other damage which is not reasonably observable by the inspector and no representation or comment can be made. NO REPRESENTATION IS MADE CONCERNING ANY OTHER CONDITION OR THE FUTURE PERFORMANCE OF THE STRUCTURE. NO REPRESENTATION IS MADE AS TO ITEMS NOT SPECIFICALLY COMMENTED UPON. ALL WARRANTIES EXPRESSED OR IMPLIED, NOT SPECIFICALLY STATED HEREIN ARE EXCLUDED AND DISCLAIMED. If a comment is made concerning the condition of any item, the Client is URGED to contact a qualified SPECIALIST to make further inspections or evaluations of that item. Client must notify Frontline Pest Control LLC in writing of any complaints within seven (7) days of the date of inspection and must thereafter allow prompt re-inspection of the item in question. Otherwise, all claims for damages arising out of such complaint are waived by Client. If Client institutes any legal action concerning this inspection, and fails to prevail on all causes of action alleged, Client shall be liable to Frontline Pest Control LLC for all of its attorney's fees incurred in such action. Actual damages for any breach of contract or warranty, negligence or otherwise are limited to the amount of the inspection fee paid. The Client, by accepting this Report or relying upon it in any way, expressly agrees to these Limitations and Disclaimers.

Client further acknowledges, agrees, and authorizes Frontline Pest Control LLC to provide their contact information (including telephone number) to a third-party service provider ("TSP"), with which Frontline Pest Control LLC may affiliate with to offer the client additional value-added services. Frontline Pest Control LLC may in some cases be compensated for making these arrangements in order to keep inspection prices at a minimum.

For more information concerning your rights, contact the Consumer Protection Division of the Attorney General's Office, your local District or County Attorney, or the attorney of your choice.

Inspector and / or Inspecting company agree to provide inspection services in accordance with this Agreement and render professional opinions for the purpose of informing the Client(s) listed on the order form (individually or collectively the "Client") of major deficiencies in the condition of the referenced property submitted on the order form (the "Property"). In consideration for the inspection services, the Client agrees to pay the inspection fee for this Agreement prior to completion of the inspection and presentation of the WDI (Termite) Inspection Report. Additional fees apply for return visits that may be required to complete an inspection where items or systems we're not ready or deemed safe to originally inspect. All return visit fees are charged at a rate of a **minimum \$50 fee. Additional fees for travel and time may apply** depending on the quantity of items to inspect and property location.

**What is Inspected:** In exchange for an Inspection Fee as agreed to (**Services Provided**), the Inspector will (a) inspect the Property. The inspection shall include a **non-exhaustive** evaluation of the property. The Inspector will perform an inspection of those items that are visible and safely accessible **as determined by the Inspector**. Areas and/or items deemed to be inaccessible and or unsafe to inspect as determined by the Inspector. The inspection will be a **non-destructive** and practical evaluation of the Property and as are apparent on the date of the inspection. The Inspector will not enter or climb upon unsafe areas that may potentially endanger the Inspector or the property, in his sole judgment.

**What is Not Inspected (Agreed Departures):** The following specific limitations apply but should not be considered as a totally exhaustive list **Unless expressly stated otherwise, Inspector does not inspect**, items where access is limited or prevented by furniture, personal belongings, or similar obstructions.

Client specifically agrees to hold Inspector harmless from any claims or liability regarding any areas that have been purposely concealed, covered, touched up or otherwise hidden on the premises and or unreported or withheld from the Sellers Disclosure documents.

Client agrees the sole recourse is against the responsible parties thru civil action. The inspection intends to reduce but will not eliminate risk; therefore, the standard inspection does not identify all defects or problems (visible or concealed). The Client agrees that such non-reporting does not constitute any actionable representation or omission and specifically waives any and all claims at law or in equity, in connection with any such reporting. This agreement and report will not include, and should not be read or interpreted, to determine the insurability or merchantability of any item or items inspected.

**THE INSPECTOR HEREBY DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES TO THE FULLEST EXTENT ALLOWED BY LAW, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**

**The Report and Inspection Findings:** The written report including any and all photographs or digital recordings taken during the time of inspection remain the copyrighted property of the Inspector. The Client agrees distribution of the completed report shall be solely to persons involved with this transaction; including, but not limited to, real estate professionals representing the seller and/or client, attorneys of record representing the seller and/or client, the Title Inspector and/or lender representing the Client. Distribution, use of or sale of this copyrighted report to any other parties is expressly prohibited. Client specifically gives permission to the Inspector to distribute the report per the Clients direction and to discuss report findings with any and all parties related to this transaction. Please note that the Inspector reserves the right to provide additional addendum's, clarifications or modifications to the original inspection report. Any such addendum's, clarifications or modifications shall be delivered to the Client no later than 48 hours from the time of the original inspection report. Oral opinions provided by the Inspector are partial in context and superseded by the written report and any addendum's, clarifications or modifications forwarded to the client as agreed above.

**Client Responsibilities:** Client agrees to carefully read the entire inspection report and any and all addendums and to confer with all recommended specialists noted in the inspection report. Failure by the client to secure the services of recommended specialists is done so at the sole risk of the Client and the Inspector shall be hereby released from any and all claims for non-disclosure that may be related or consequential to deficiencies noted in the inspection

## report.

It is the Clients responsibility to contact an insurance agent to confirm the property is fully insurable without reservation as the Inspector does not guarantee or certify the building and or property is insurable. It is the Clients responsibility to contact and secure the services and guidance of Legal counsel, counsel from a qualified real estate agent and counsel from contractors and repairmen in negotiating repair needs and/or satisfying that all deficiencies that exist on the property are repaired and/or negotiated to the Client satisfaction prior to closing.

**Failure to seek appropriate guidance is the direct responsibility of the Client and the Inspector shall be fully released from any and all associated claims that may be charged against the Inspector as a result of the Clients failure to secure such guidance.**

**Enforceability:** If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator, the remaining terms shall remain in force between the parties. Any "typos" or misspelled words are considered just a "typo" and should be considered as intended.

**Subrogation Clause:** The Client specifically waives all subrogation rights or interests that may be afforded to the seller, lenders, spouses, legal Partners, beneficiaries, insurance companies or any other party that may hold an interest in the property or estate inspected under this agreement. The Client specifically agrees to hold harmless, fully defend and satisfy any and all such claims that may arise against the Inspector out of the performance of the inspection and inspection report provided.

**Claim Notice Procedure:** The Client understands and agrees that any claim(s) or complaint(s) arising out of or related to any alleged act(s) or omission(s) of the Inspector, in connection with the services provided, shall be reported to the Inspector in writing and in reasonable detail within ten (10) business days of discovery. Unless there is an emergency condition, the Client agrees to allow the Inspector without hindrance a reasonable period of time to investigate the claim(s) or complaint(s) by, and among other things, a re-inspection of the condition(s) or item(s), before the Client or anyone acting on behalf of the Client, repairs, replaces, alters, or modifies the system(s) or component(s) that are the subject matter of the claim or complaint. The Client understands and agrees that Clients failure to timely notify the Inspector and allow adequate time to investigate the conditions prior to any repairs or alterations as stated above, shall constitute a complete waiver and relinquishing of any and all claims that the Client (complainant) may have against the Inspector, as relating to the alleged act(s) or omission(s), unless otherwise prohibited by law. The Client agrees that no claim, demand, or action, whether sounding in contract or in tort, may be brought to recover damages against the Inspector **more than (90) calendar days after the date of the inspection report.**

The Client hereby acknowledges that the Inspector is licensed by the state of Texas and is recognized in the industry and by the state of Texas as a Professional Inspector for the purposes of DTPA (Deceptive Trade Practice). The professional opinions of the Inspector provided in verbal or written format are considered professional opinions, therefore exempted from liability under DTPA section 17.49

**Arbitration of Disputes:** All parties agree that if a dispute or claim arises from this agreement or the inspection performed by the Inspector and it cannot be amicably settled through direct communication, that any and all disputes shall be settled thru mediation under the guidelines set forth under Texas law. Both parties shall share equally in the cost of mediation. In the event mediation is unsuccessful, both parties voluntarily agree to binding arbitration by a single, conflict free, mutually agreeable arbitrator, and shall use the procedural rules, but not the administration of the American Arbitration Association per Construction Industry Arbitration. If the parties are unable to agree on the appointment of a mediator and/or arbitrator, either party, without waiving the right to enforce binding arbitration, may petition a court of general jurisdiction in Harrison County, Texas to appoint a mediator and/or arbitrator. Any arbitration proceeding shall be held in Harrison County, Texas. The Client and the Inspector shall share equally in the costs of the arbitrator, subject to the arbitrator's right to award such costs as provided below. **The Client expressly waives all rights to a trial by jury in lieu of mediation and/or arbitration to settle any and all claims.**

**Fees and Costs associated with Disputes:** In the event the Client files a claim or initiates a mediation or arbitration proceeding against the Inspector, the Client agrees to pay any and all fees, including but not limited to: mediator or arbitrator fees, costs of expert witnesses, legal defense fees, deposition fees and any and all other such expenses incurred by the Inspector, if the Client is not the prevailing party in the dispute on **ALL** claims.

## LIMITATION OF LIABILITY

Client understands that this is not a technically exhaustive inspection. **A technically exhaustive inspection is available that involves the hiring of specialists in each area of the inspection process.** These inspections take approximately 1-2 weeks to schedule, **do not carry any limits of liability as noted in this Agreement** and are offered at a minimum starting fee of \$ **5,000.00 (Five thousand dollars).**

Client understands that the inspection fee paid to the Inspector for a **NON-technically exhausting** inspection is nominal given the risk of liability associated with performing inspections if such liability could not be limited. Accordingly, by signing below, Client agrees that the Inspector is not performing a technically exhaustive inspection and that the maximum liability incurred by the Inspector for any and all claims relating to damages or errors or omissions **SHALL BE LIMITED TO A REFUND OF THE ENTIRE FEE PAID TO THE INSPECTOR FOR THE INSPECTION.**

**This limitation applies to any and all damages sought by Client**, including actual, consequential, exemplary, special or incidental damages, attorney's fees, costs, and expenses. This limitation of liability is binding upon the Client's heirs, successors, assigns, and any other party claiming rights under this Agreement, including those claiming by, through, or under Client.

**Choice of Law:** This Agreement shall be construed, governed, and enforced in accordance with the laws of the State of Texas.

**Entire Agreement:** This Agreement represents the entire agreement between the Client and the Inspector. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement. No changes or modifications to this Agreement shall be enforceable unless they are in writing and signed by both the Client and the Inspector.

**Acceptance:** This Agreement is solely between the Inspector and the Client for whom the inspection was performed. Due to the rapid pace that many real estate transactions occur at, it is not technically possible in some cases for Clients to always attend inspections. If the Client is not present during the inspection process, and/or fails to sign and return a fully executed copy of the last page of this Agreement prior to or at the time of inspection, the Clients acceptance of the Property Inspection Report constitutes an implied acceptance of this entire Agreement in full.

## SERVICES PROVIDED

**Payment:** Payment of the above sums are due upon completion of the onsite inspection. In the event of any default in payment, unpaid sums shall bear interest at the lesser of the highest legal rate or 1.5% per month. All returned checks are subject to a \$50 returned check fee. Client shall be held responsible for all necessary collection fees including but not limited to legal fees, collection agencies etc. on any unpaid fees or returned checks.

**The Client has read and understands the content, terms, and conditions of this Agreement, including, but not limited to, the limitations of liability, complaint procedures, arbitration clause, subrogation clause and limitation periods. The Client has the right to have this Agreement reviewed by an attorney of his/her**

choice prior to signing and the right to choose another Inspector if the terms and conditions of this Agreement are unsatisfactory.

The Client certifies to the Inspector to have the legal authority to enter this contract on behalf of a spouse, life partner and/or any other third party. The Client agrees to fully assume any and all obligations or legal liability to successfully defend the Inspector against any and all claims that may arise or be charged against the Inspector by such spouses, partners or other third parties that may have a legal interest in the property or this agreement.

I have read, agree with and FULLY and COMPLETELY understand the provisions of this disclaimer and that this inspection is not a warranty or guarantee. This inspection is essentially visual, it is not technically exhaustive, and it does not imply that every defect will be discovered. It is only a statement of opinion and/or condition as of and on this date.

Client Printed Name: David Lindquester

Client Signature: Clients acceptance of the Property Inspection Report constitutes an implied acceptance of this entire Agreement in full.

Date: 01/17/2022

Email: david@prepared4life.com

## 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.

741 Fawn Ln \_\_\_\_\_ Avinger \_\_\_\_\_ 75630 \_\_\_\_\_  
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.

741 Fawn Ln Inspected Address Avinger City 75630 Zip Code

1A. Frontline Pest Control LLC Name of Inspection Company 1B. 0851760 SPCS Business License Number

1C. 7071 US HWY 80 W Marshall TX 75670 903-407-1456 Address of Inspection Company City State Zip Telephone No.

1D. Jason Sutton Name of Inspector (Please Print) 1E. Certified Applicator [X] Technician [ ] Inspector Phone: 903-407-1456 Inspector E-Mail: jasonsuttoninspections@gmail.com

1F. Monday, January 17, 2022 Inspection Date

2. David Lindquenter Seller [ ] Agent [ ] Buyer [X] Management Co. [ ] Other [ ] Client Phone Client E-Mail david@prepared4life.com Name of Person Purchasing Inspection

3. Owner/Seller

4. REPORT FORWARDED TO: Title Company or Mortgagee [ ] 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 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 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 and Beam [X] Pier Type: concrete Basement [ ] Other: Siding: Wood [X] Hardie Plank [ ] Brick [ ] Stone [ ] Stucco [ ] Other: Roof: Composition [ ] Wood Shingle [ ] Metal [X] 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 insets, 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 [X] 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 of sale of this property. I do further state that neither I nor the company for which I am acting is associate in any way with any party to this real estate transaction. Signatures:

7A. [Signature] TDA No 0849853 Inspector (Technician or Certified Applicator Name and License Number)

Others Present:

7B. Apprentices, Technicians, or Certified Applicators (Names) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near:

8A. Electric Breaker Box [ ] Water Heater Closet [ ] Beneath the Kitchen Sink [X] 8B. Date Posted: 01-17-22

9A. Were any areas of the property obstructed or inaccessible? Yes [X] 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 [X] Insulated area of attic [X] Plumbing Areas [X] Planter box abutting structure [ ] Deck [X] Sub Floors [X] Slab Joints [ ] Craw Space [X] Soil Grade Too High [X] Heavy Foliage [X] Eaves [X] Weepholes [ ] Other [ ] Specify:

10A. Conditions conducive to wood destroying insect infestation? Yes [X] No [ ] (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) [ ] Wood to Ground Contact (G) [X] Form boards 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) [X] Insufficient ventilation (T) [ ] Wood Pile in Contact with Structure (Q) [ ] Wooden Fence in Contact with the Structure (R) [ ] Other (C) [ ] Specify:



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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

Specify:

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

None observed

11G. Visible evidence of: termite activity has been observed in the following areas: crawlspace area

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)

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 [checked]

No [ ]

12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows:

Yes [checked]

No [ ]

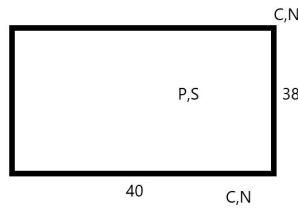
Specify reason: Treatment should be made for previous termite activity. Foliage should be trimmed at areas noted and wood to ground contact should be removed all around structure.

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

C,G On all sides of structure



Explanation of "Conducive Conditions" codes on drawing.

Wood to Ground Contact (G)

Form boards 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)

Additional Comments

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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: \_\_\_\_\_

Signature of Purchaser of Property or their Designee

Date

\_\_\_\_\_

\_\_\_\_\_

Customer or Designee not Present

**Buyers Initials** \_\_\_\_\_

Photos

Previous termite activity

