

## PROPERTY INSPECTION REPORT

Prepared For: Art Walsh  
(Name of Client)

Concerning: 11 Greenview St, Montgomery, TX 77356  
(Address or Other Identification of Inspected Property)

By: Alan Cunningham, License # 22302 8/18/2020  
(Name and License Number of Inspector) (Date)

### 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 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.

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

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, bathrooms, 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 require 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.

INFORMATION INCLUDED UNDER "ADDITIONAL INFORMATION PROVIDED BY INSPECTOR", OR PROVIDED AS AN ATTACHMENT WITH THE STANDARD FORM, IS NOT REQUIRED BY THE COMMISSION AND MAY CONTAIN CONTRACTUAL TERMS BETWEEN THE INSPECTOR AND YOU, AS THE CLIENT. THE COMMISSION DOES NOT REGULATE CONTRACTUAL TERMS BETWEEN PARTIES. IF YOU DO NOT UNDERSTAND THE EFFECT OF ANY CONTRACTUAL TERM CONTAINED IN THIS SECTION OR ANY ATTACHMENTS, CONSULT AN ATTORNEY.

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#### ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

##### **What We Inspect:**

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said  
REI 7-5 (05/4/2015)

dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

### **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:

- Improperly installed or missing ground fault circuit protection (GFCI) devices for electrical receptacles in garages, bathrooms, kitchens, and exterior areas;
- Improperly installed or missing arc fault protection (AFCI) devices for electrical receptacles in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas;
- Ordinary glass in locations where modern construction techniques call for safety glass;
- The lack of fire safety features such as smoke alarms, fire-rated doors in certain locations, and functional emergency escape and rescue openings in bedrooms;
- Excessive spacing between balusters on stairways and porches;
- Improperly installed appliances;
- Improperly installed or defective safety devices; and
- Lack of electrical bonding and grounding.

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.

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.

## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

**STRUCTURAL SYSTEMS**

Page 9 Item: C	Roof Covering Materials	<p><b>C.5. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Repairs to the roofing are recommended.</b></p> <p><b>C.6. Damaged and/or missing shingles were observed. Recommend consulting a qualified roofer for evaluation and repairs to help prevent moisture intrusion related issues.</b></p> <p><b>C.7. Minor hail damage was observed. Recommend further evaluation by a qualified licensed roof contractor.</b></p> <p><b>C.8. Thermal splitting or cracking asphalt roof shingles were observed. Recommend consulting a qualified licensed roof contractor for repairs or replacement as needed.</b></p> <p><b>C.9. Signs of minor hail damage was observed on roof. Recommend further evaluation and possible repair by a qualified roofing contractor.</b></p>
Page 15 Item: F	Ceilings and Floors	<p><b>F.5. Cracked floor tiles were observed in the guest bathroom and should be repaired to prevent further damage from moisture penetration.</b></p>

**ELECTRICAL SYSTEMS**

Page 20 Item: A	Service Entrance and Panels	<p><b>A.4. A30-amp breaker serving the A/C condenser exceeds the manufacturer's maximum requirements of 25-amps and should be replaced.</b></p> <p><b>A.5. Evidence of overheating was observed. A qualified electrician should further evaluate this condition.</b></p> <p><b>A.6. The sub panel was incorrectly installed. Sub panels are required to have a ground connection that's independent of the main panel's which require the ground and neutral bars to be separate. Recommend repairs by a qualified licensed electrician.</b></p>
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Page 23 Item: B	Branch Circuits, Connected Devices, and Fixtures	<p><b>B.6. The installation of ground fault circuit interrupters (GFCI) is required at all bathrooms, all kitchen counter top locations, wet bars (counter tops within 6 feet of any sink), outdoor and garage (including door opener) locations. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution. (garage, kitchen, exterior)</b></p> <p><b>B.7. A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. This receptacle should be replaced. (wet bar)</b></p> <p><b>B.8. One or more outlets have an open ground reading and should be repaired as needed. (wet bar)</b></p> <p><b>B.9. Lights were found to be inoperative. If the bulbs are not blown, the circuit should be investigated. (exterior kitchen)</b></p> <p><b>B.10. Extension cords should not be used as permanent wiring. (garage, exterior kitchen)</b></p> <p><b>B.11. One or more smoke alarms were observed to be broken or not functioning. Recommend repair or replacement for safety reasons. (main bedroom hall)</b></p>
<b>HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS</b>		
Page 25 Item: A	Heating Equipment	<b>A.4. The breaker disconnect was bypassed for the HVAC unit. Recommend further evaluation and repairs as needed by a qualified licensed HVAC specialist. (unit 1)</b>
Page 26 Item: B	Cooling Equipment	<b>B.8. The temperature drop measured across the evaporator coil is higher than considered typical. This usually indicates that servicing is needed. A qualified HVAC technician should be engaged to further evaluate this condition and the remedies available for correction. (Delta T reading should be between 15-20 degrees) Delta T reading at time of inspection was 22.5. (unit 1)</b>
<b>PLUMBING SYSTEMS</b>		
Page 31 Item: C	Water Heating Equipment	<p><b>C.7. Water heaters were observed to be improperly wired. Recommend repair by a licensed electrician. (unit 1)</b></p> <p><b>C.8. Wiring and/or conduit is not properly secured to unit. Wiring should be secured with a twin screw clamp. (both units)</b></p>

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

11 Grenview St.

Montgomery

77356

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 wallcoverings, 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 the 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, speckling, 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 inspection company has no duty to provide such information to any person other than the contacting 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 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 measure 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. AGUILAR TERMITE AND PEST 1B. 13284 / TDA 0566143  
 Name of Inspection Company SPCS Business License Number

1C. 218 PLAZA VERDE DR. #N 200 Houston TX 77038 (713) 653-4987  
 Address of Inspection Company City State Zip Telephone No.

1D. Ruben Aguilar 1E.  Certified Applicator (check one)  
 Name of Inspector (Please Print)  Technician

2. \_\_\_\_\_ 3. 8/18/2020  
 Case Number (VA/FHA/Other) Inspection Date

4A. The Home Inspections Company  Agent  Buyer  Management Co.  Other inspection.com.  
 Name of Person Purchasing Inspection

4B. \_\_\_\_\_  
 Owner/Seller

4C. REPORT FORWARDED TO:  Title Company or Mortgagee  Purchaser of Service  Seller  Agent  Buyer  
 (Under the Structural Pest Control regulations only the purchaser of the service is required to receive a copy)

The structure(s) listed below were inspected in accordance with the official inspection procedures adopted by the Texas Structural Pest Control Service of the Texas Department of Agriculture. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. House with attached garage  
 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  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  Insulated area of attic  Plumbing Areas  Planter box abutting structure
  - Deck  Sub Floors  Slab Joints  Crawl Space
  - Soil Grade Too High  Heavy Foliage  Eaves  Weepholes
  - Other Specify: Indoor plumbing inaccessible by design

7A. Conditions conducive to wood destroying insect infestation:  Yes  No  
 (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)  Footing too low or soil line too high (L)  Wooden Fence in Contact with the Structure (R)
  - Planter box abutting structure (O)  Wood Pile in Contact with Structure (Q)  Excessive Moisture (J)
  - Insufficient ventilation (T)  Formboards left in place (I)  Heavy Foliage (N)
  - Wood to Ground Contact (G)  Wood Rot (M)
  - Other \_\_\_\_\_

8. Inspection Reveals Visible Evidence in or on the structure:	Active Infestation	Previous Infestation	Previous Treatment
8A. Subterranean Termites	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
8B. Drywood Termites	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
8C. Formosan Termites	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
8D. Carpenter Ants	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
8E. Other Wood Destroying Insects	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: none visible

8G. Visible evidence of: non-active 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)

Licensed and Regulated by the Texas Department of Agriculture, Structural Pest Control Service,  
 PO Box 1927 Austin, Texas 78767-1927  
 512-305-8250

# Texas Official Wood Destroying Insect Report

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by the inspecting company:  Yes  No

If "Yes" specify corrections: \_\_\_\_\_

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 preventative treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows:  Yes  No

Specify reason: **Due to conducive conditions and no prior treatment**

Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: \_\_\_\_\_

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. Date: \_\_\_\_\_

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: \_\_\_\_\_

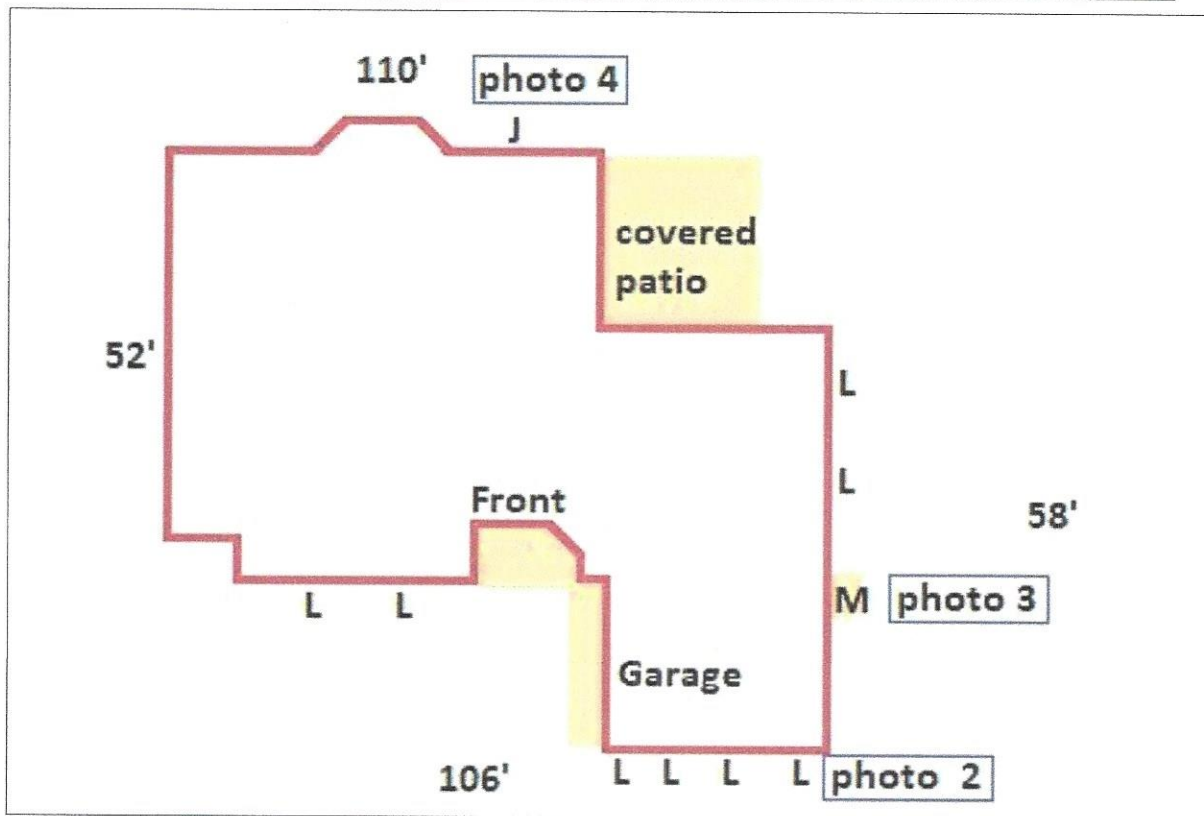
If "Yes", copy(ies) of warranty and treatment diagram must be attached.

### 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 \_\_\_\_\_



Additional Comments NO VISIBLE EVIDENCE OF ANY WOOD DESTROYING ORGANISMS AT THIS TIME.

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: Rubon Quila ca 0557502  
 11A. Inspector

Notice of Inspection Was Posted At or Near: under kitchen sink

Date Posted: 8/18/2020

Approved: Rubon Quila ca 0557502  
 11B. Certified Applicator and Certified Applicator License Number

#### 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



# TEXAS WOOD DESTROYING INSECT REPORT ADDENDUM

Page 3 of 3

11 Grenview St.  
Inspected Address

Montgomery  
City

77356  
Zip Code

Dear home buyer;

Thank you so much for the opportunity to serve you and your family by performing a wood destroying insect inspection for your new home . We appreciate the confidence you placed in us to serve you this way.

Your inspection has come up negative for any active (VISIBLE) subterranean termites or any other wood destroying insects in or around the structure. There is no evidence of a previous treatment , we rec. a perimeter soil treatment for sub. termites due to various conducive conditions.

We do offer a Termidor H/E ( [www.termidorhome.com](http://www.termidorhome.com) ) subterranean termite full perimeter soil treatment for \$900.00 with a five year warranty and no charged yearly inspections. We DO NOT recommend a spot or partial treatment a new colony of termites can always relocate to an untreated area of the home. We trust that this service will provide you with peace of mind,if you have any questions about your inspection please don't hesitate to give us a call. From our family to yours we wish you the best of luck.

## AGUILAR TERMITE & PEST CONTROL

Direct : ( 713-653-4987 )

8-18-20

[aguilartermite@yahoo.com](mailto:aguilartermite@yahoo.com)

SPCB TPCL # 13284

Commercial certified applicator # 0566143

TDA License # 0557502

Always committed to your peace of mind

PHOTOS



Front view #1



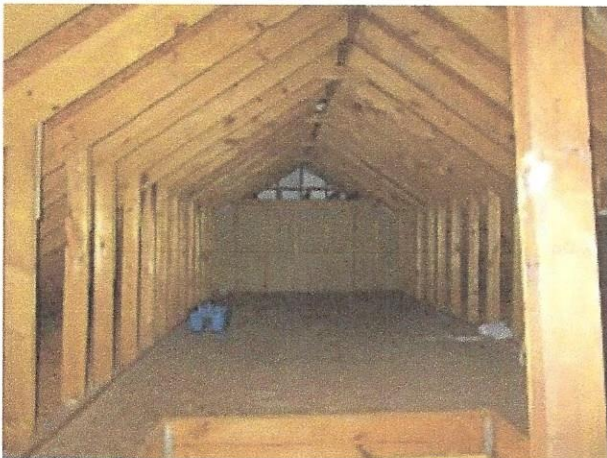
High soil level #2



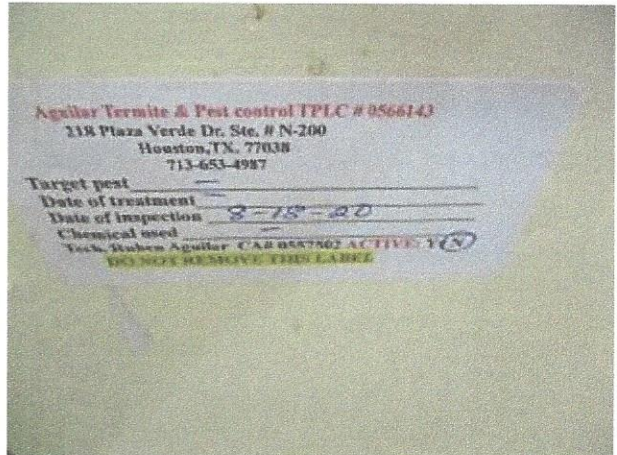
Wood rot #3



Excessive moisture #4



Attic view  
*Above Garage* #5



Inspection sticker #6

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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F. Ceilings and Floors

Ceiling & Floor Materials: Ceiling is drywall  
Comments:

F.1. NOTE: A structure should be constructed in such a fashion that natural rainfall and resulting surface water will not be permitted to gain entry into the structure. To accomplish this desired ability to prevent water penetration, the building must be constructed in a fashion to shed rainfall and provide positive drainage away from the structure. Complete waterproofing is not practical; therefore, some minor dampness will generally be experienced. This level of minor dampness, as a general statement, may not present a problem and may go undetected. A water penetration inspection procedure can take on many forms; however, this present procedure was limited to a cursory visual procedure. In this type of inspection procedure, the structure's habitable area is "walked" in an effort to observe and determine if obvious wetness, staining and/or damage was viewable on the wall, ceiling and/or floor surfaces which would be suggestive of water penetration. It is not the intent to identify water and/or damage existing inside surfaces and/or structural elements or the path of water through the structure. Potential and/or future water penetration problems will not be addressed.

F.2. Ceilings and floors appear to be in serviceable condition at time of inspection.

F.3. Minor drywall cracks and nail pops are common in ceilings that are attached to vaulted ceilings. Expansion and contraction can cause not flexible drywall to crack at seams. Recommend repair as needed for aesthetics. (main bath)

F.4. Recommend repairing tub to floor joints to prevent possible water penetration. (guest bath)

**F.5. Cracked floor tiles were observed in the guest bathroom and should be repaired to prevent further damage from moisture penetration.**



Minor drywall cracks and nail pops are common in ceilings that are attached to vaulted ceilings

Recommend repairing tub to floor joints to prevent possible water penetration

Cracked floor tiles

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

I	NI	NP	D
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Missing or damaged windows screens

Possible moisture damage was observed at window sills

Possible moisture damage was observed at window sills



Missing or damaged windows screens

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	I. Stairways (Interior and Exterior)
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Comments:

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Fireplaces and Chimneys
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Locations: Family room  
Types: Manufactured (metal)  
Comments:

J.1. NOTE: Chimney flashings are not totally visible. Older masonry chimneys are prone to leakage or seepage through the cap and/or bricks and mortar. We do not use video or specialty equipment to inspect for leaks, cracks, separations or damage in the flue.

J.2. Fireplace and chimney appear to be in serviceable condition at time of inspection.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	K. Porches, Balconies, Decks, and Carports
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Comments:

K.1. The deck/patio appeared to be in serviceable condition at time of inspection.

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	L. Other
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Materials:  
Comments:

L.1. An infrared camera was used to help identify possible hidden deficiencies within the structure which could include but are not limited to: moisture, insulation deficiencies, air loss, electrical overheating, etc. The infrared camera detects thermal differences in materials that may indicate problem areas. However, there is no guarantee that the infrared camera will detect all potential or active concerns during this limited and cursory evaluation. For example; if a wet area exists and the moisture is the same temperature as the surrounding materials, the camera may not reveal a thermal difference and therefore go unnoticed. Likewise, if the interior and exterior temperatures are similar, a wall or ceiling with missing insulation might not reflect a temperature differential and could go undetected. In addition, there may also be some areas that reflect thermal anomalies that the inspector considers normal or impractical to repair that are not specifically called to attention. No guarantee or warranty is given with respect to the results provided by the infrared camera evaluation.

L.2. A scan with an infrared camera did not appear to reveal evidence of significant thermal anomalies at the time of inspection.

## II. ELECTRICAL SYSTEMS

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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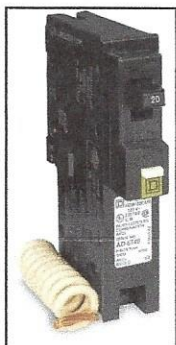
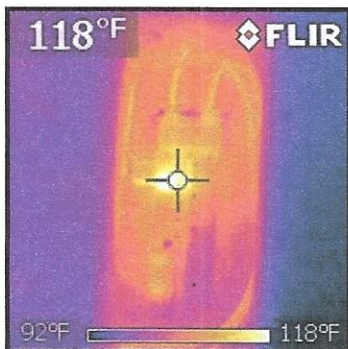
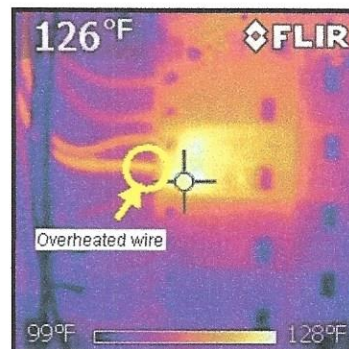


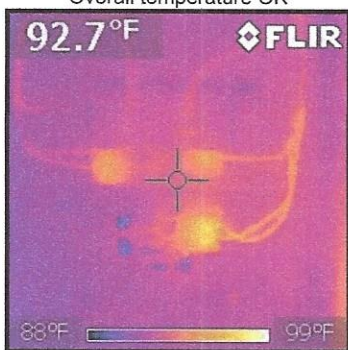
Illustration of an AFCI breaker



Overall temperature OK



One breaker slightly warm



Sub panel temperature OK

I=Inspected

NI=Not Inspected

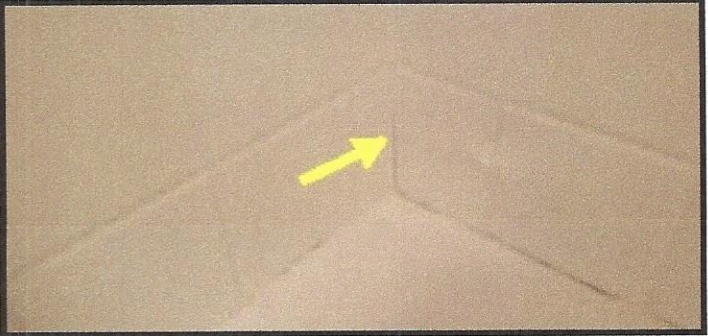
NP=Not Present

D=Deficient

I	NI	NP	D
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The commode is loose



Cracked, deteriorated and/or missing tub/shower grout

X			X
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**B. Drains, Waste and Vents**

Clean Out Location(s): Right Exterior  
Comments:

B.1. NOTE: If bath traps are not present or readily accessible, they are not inspected. Bath traps with access doors are recommended behind all tubs/showers to allow for inspection of leaks, proper plumbing configuration, wood destroying insect activity, etc. We recommend older drain / waste piping be video inspected and/or pressure tested.

B.2. A flush and drain test did not appear to reveal any evidence of leaks at time of inspection.

B.3. Flexible drainage connections were observed. This type of drainage connection is meant for a temporary repair. Recommend utilizing a rigid type piping to assure future performance and prevent leaks. (half bath)



Flexible drainage connections were observed

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

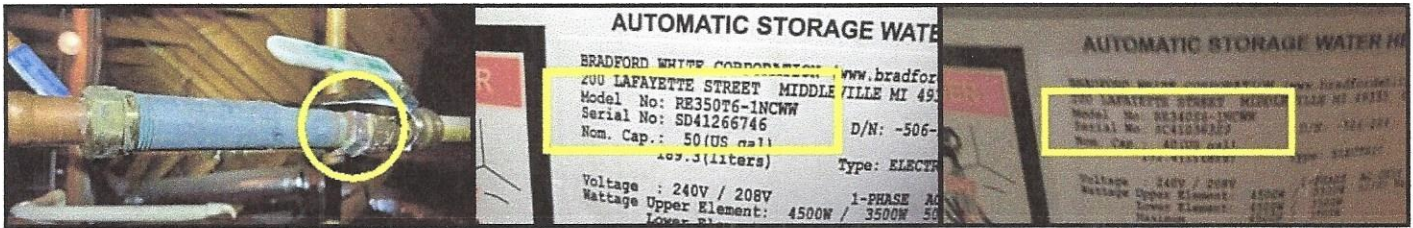
I	NI	NP	D
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Debris/insulation was observed in drip pan

Water heaters were observed to be improperly wired

Wiring and/or conduit is not properly secured to unit (unit 2)



Corroded fittings on top of water heater

Identification label (unit 2)

Identification label (unit 1)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	D. Hydro-Massage Therapy Equipment
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Comments:

D.1. Note: Recommend sanitizing unit before use. Unit may be sanitized with over the counter products (follow manufacturers labels) or add water to tub until water exceeds the highest jet by 1 inch, add bleach and allow unit to circulate for 10-20 minutes, drain and refill tub to the same level, allow to circulate for 10 minutes and drain. (Follow manufacturer labels for proper handling of bleach)

D.2. Unit was tested and appears to be performing as intended at time of inspection.

D.3. Unable to access whirlpool motor for visual inspection.



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

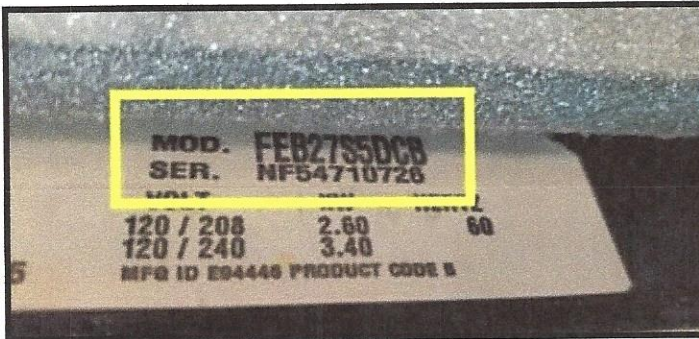
I	NI	NP	D
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	D. Ranges, Cooktops, and Ovens
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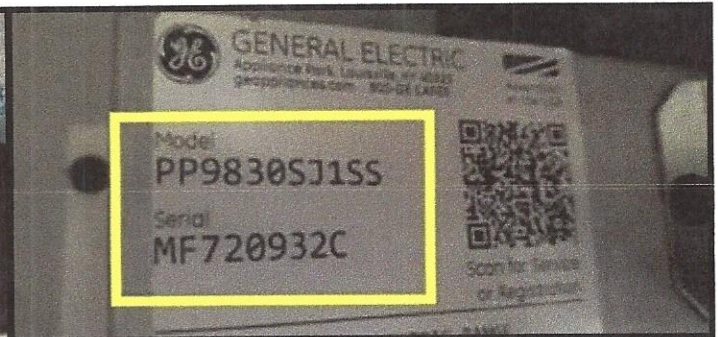
Comments:

D.1. Unit(s) appeared to operate as designed at time of inspection.

D.2. Oven was set to 350 degrees and tested within the +/- 25 degrees required by the manufacturer. (oven tested at 355 degrees at time of inspection)



Identification label (oven)

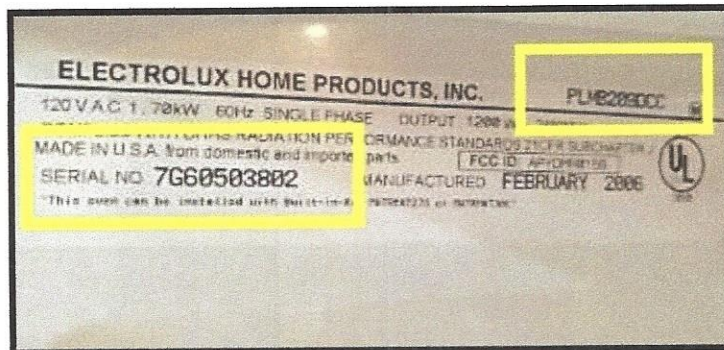


Identification label (range)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	E. Microwave Ovens
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Comments:

E.1. Microwave appears to be performing as designed at time of inspection. Unit not tested for radiation leakage.



Identification label

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	F. Mechanical Exhaust Vents and Bathroom Heaters
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Comments:

F.1. Bath exhaust fan(s) appeared to operate normally at time of inspection.

F.2. Bath fan terminates in attic. Current standards require fans to exhaust to the exterior.

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

I	NI	NP	D
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	C. Outbuildings
Materials:				
Comments:				

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	D. Private Water Wells (A coliform analysis is recommended)
Type of Pump:				
Type of Storage Equipment:				
Comments:				

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	E. Private Sewage Disposal (Septic) Systems
Type of System:				
Location of Drain Field:				
Comments:				

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	F. Other
Comments:				