

  
**RANDY LEE**  
**INSPECTIONS, LLC.**



**Texas WDI Inspection Report For: 7805 Shiloh Court, College Station, TX 77845**  
**Prepared For: Austin & Dianne Robinson**

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Copied To:  
appointments@randyleeinspections.com  
invoices@utitle.com  
lynnroelke@gmail.com  
diannehd@gmail.com

<b>Inspection Fee:</b>	<b>\$130.00</b>
<b>Discount:</b>	<b>\$0.00</b>
<b>Taxes:</b>	<b>\$10.73</b>
<b>Total:</b>	<b>\$140.73</b>

**7805 Shiloh Court**

**College Station**

**77845**

Inspected Address

City

ZIP

**SCOPE OF INSPECTION**

- A.  This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B.  This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C.  Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**
- D.  If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E.  If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F.  **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G.  If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). At a minimum, the warranty must specify which areas of the structure(s) are covered by warranty, renewal options and approval by a certified applicator in the termite category. Information regarding treatment and any warranties should be provided by the party contracting for such services to any prospective buyers of the property. The inspecting company has no duty to provide such information to any person other than the contracting party.
- H.  There are a variety of termite control options offered by pest control companies. These options will vary in cost, efficacy, areas treated, warranties, treatment techniques and renewal options.
- I.  There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended. Corrective treatment may only be recommended if (1) there is visible evidence of an active infestation in or on the structure, (2) there is visible evidence of a previous infestation with no evidence of a prior treatment.
- J.  If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended. The buyer and seller should be aware that there may be a variety of different strategies to correct the conducive condition(s). These corrective measures can vary greatly in cost and effectiveness and may or may not require the services of a licensed pest control operator. There may be instances where the inspector will recommend correction of the conducive conditions by either mechanical alteration or cultural changes. Mechanical alteration may be in some instances the most economical method to correct conducive conditions. If this inspection report recommends any type of treatment and you have any questions about this, you may contact the inspector involved, another licensed pest control operator for a second opinion, and/or the Structural Pest Control Service of the Texas Department of Agriculture.

1A. **Randy Lee Inspections LLC** 1B. **0731911**  
 Name Of Inspection Company SPCB Business License Number

1C. **PO Box 456** **Wellborn** **TX** **77881** **979-690-6775**  
 Address Of Inspection Company City State ZIP Telephone No.

1D. **Randy Lee** 1E. Certified Applicator  (check one)  
 Name Of Inspector (Please Print) Technician

2. \_\_\_\_\_ 3. **Friday, April 24, 2020**  
 Case Number (VA/FHA/Other) Inspection Date

4A. **Austin & Dianne Robinson** Seller  Agent  Buyer  Management Co.  Other   
 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 Department of Agriculture Structural Pest Control Service. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. **Home & 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 <input type="checkbox"/> Insulated area of attic     | <input type="checkbox"/> Plumbing Areas | <input type="checkbox"/> Slight Corner Cracks           | <input type="checkbox"/> |
| Deck <input type="checkbox"/> Sub Floors                   | <input type="checkbox"/> Slab Joints    | <input type="checkbox"/> Planter box abutting structure | <input type="checkbox"/> |
| Soil Grade Too High <input type="checkbox"/> Heavy Foliage | <input type="checkbox"/> Eaves          | <input type="checkbox"/> Crawl Space                    | <input type="checkbox"/> |
| Other <input type="checkbox"/> Specify: _____              |   | <input type="checkbox"/> Weepholes                      | <input type="checkbox"/> |

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:
- |   |  |   |   |
|---|--|---|---|
| Slight Corner Cracks (SCC) <input type="checkbox"/>           | Wood to Ground Contact (G) <input type="checkbox"/>                | Formboards left in place (I) <input type="checkbox"/>                   | Excessive Moisture (J) <input type="checkbox"/> |
| Debris under or around structure (K) <input type="checkbox"/> | Footing too low or soil line too high (L) <input type="checkbox"/> | Wood Rot (M) <input type="checkbox"/>                                   | Heavy Foliage (N) <input type="checkbox"/>      |
| Planter box abutting structure (O) <input type="checkbox"/>   | Wood Pile in Contact with Structure (Q) <input type="checkbox"/>   | Wooden Fence in Contact with the Structure (R) <input type="checkbox"/> |   |
| Insufficient ventilation (T) <input type="checkbox"/>         | Other (C) <input type="checkbox"/> Specify _____                   |   |   |

**TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT**

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

8F. Explain of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: None Visible / No Treatment Sticker  
 Found

8G. Visible evidence of: Prev.8A=Prev. Subterranean Termites has been observed in the following areas: See Graph "PS" "AH"  
Prev.8D=Prev. Carpenter Ants

If there is visible evidence of active or previous infestation, it must be noted. The type of insect(s) must be listed in the first blank and all identified infested areas of the property inspected must be noted in the second blank. (Refer to Part D, E & F, Scope of Inspection)

The conditions conducive to insect infestation reported in 7A & 7B:  
 9. Will be or has been mechanically corrected by inspecting company:  Yes  No   
 If "Yes," specify corrections: \_\_\_\_\_

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H, and I, Scope of Inspection)  Yes  No   
 9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows:  Yes  No   
 Specify reason Active infestation of carpenter ants  
 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

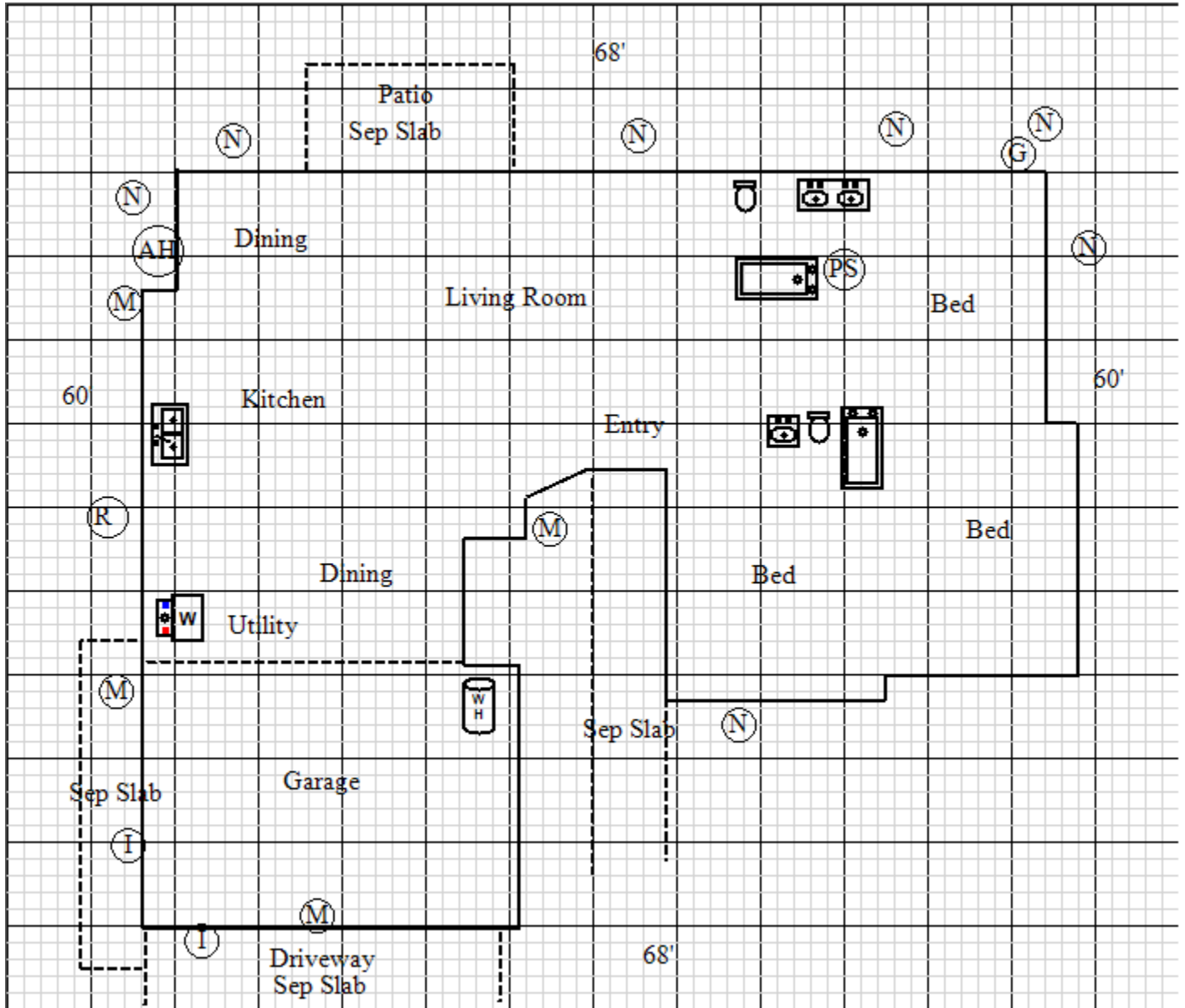
10B. \_\_\_\_\_  
 Date of Treatment by Inspecting Company \_\_\_\_\_ Common Name of Insect \_\_\_\_\_ Name of Pesticide, Bait or Other Method \_\_\_\_\_  
 This company has a contract or warranty in effect for control of the following wood destroying insects:  
 Yes  No  List Insects N/A  
 If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Licensed and Regulated by the Texas Department of Agriculture, Structural Pest Control Service,  
 PO Box 12847, Austin, Texas 78711-2847  
 (512) 305-8250

SPCS/T-4 Rev. 09/01/07 Buyer's Initials \_\_\_\_\_

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

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:  
 11A. Randy Lee  
 Inspector

Notice of Inspection Was Posted At or Near  
 12A. Electric Breaker Box q  
 Water Heater Closet q  
 Bath Trap Access q  
 Beneath the Kitchen Sink p

Approved:  
 11B. Randy Lee 0560526  
 Certified Applicator and Certified Applicator License Number

12B. Date Posted Friday, April 24, 2020  
 Date

Statement of Purchaser

I have received the original or a legible copy of this form. I have read and understand any recommendations made. I have also read and understand the "Scope of Inspection." I understand that my inspector may provide additional information as an addendum to this report.

If additional information is attached, list number of pages: 4

Signature of Purchaser of Property or their Designee \_\_\_\_\_ Date Friday, April 24, 2020  
 \_\_\_\_\_ Date Friday, April 24, 2020

Section 7A - Conductive Conditions



I=Form Boards Left in Place



M=Wood Rot



N=Foliage in Contact w/Structure



M=Wood Rot



N=Foliage in Contact w/Structure



G=Wood To Ground Contact



N=Foliage in Contact w/Structure



M=Wood Rot

Addendum - Pictures



R=Wooden Fence in Contact w/Structure

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Section 8 - Evidence



AH=Active Carpenter Ants



PS=Previous Subterranean Termites

# GRAPH GUIDE

## Conductive Conditions

### **G=Wood To Ground Contact**

**Increases the Chance of:** Termites, Fire Ants, Wood Rot, and all other Ants.

**Remedies:** Correct all Wood to Ground Contact, no Siding or wood trim in contact with the ground.

### **I=Form boards left in Place**

**Increases the Chance of:** Termites, Carpenter Ants, Fire Ants.

**Remedies:** Remove when they rot out and replace with caulk or sand.

### **J=Excessive Moisture**

**Increases the Chance of:** Termites, Carpenter Ants, and all other Insects.

**Remedies:** Fix all leaks; correct all standing water around home, All water and gutters should drain away from the slab.

### **K=Debris Under or Around Structure**

**Increases the Chance of:** Termites, Carpenter Ants, Harbors all insects, Wood Rot, Wood Boring Beetles, Carpenter Bees.

**Remedies:** Keep all debris away from the home. Bricks, Stored wood, leaves & Compost, Keep Gutters & Roof clean of leaves & limbs.

### **L=Footing too Low or Soil Line too High**

**Increases the Chance of:** Termites, Fire Ants, Moisture Damage.

**Remedies:** Try to keep a minimum of 2 to 4 inches of slab exposure around the home.

### **M=Wood Rot**

**Increases the Chance of:** Termites, Carpenter Ants, Carpenter Bees, Wood Boring Beetles, all other Insects.

**Remedies:** Replace all wood rot, caulk and seal, keep all exterior wood painted and sealed.

### **MS=Moisture Stains**

**Increases the Chance of:** Termites, Carpenter Ants, all other insects.

**Remedies:** Need to have checked to make sure there is still not an active leak.

### **N=Heavy Foliage**

**Increases the Chance of:** Carpenter Ants, Spiders, Wood Rot.

**Remedies:** Keep all tree limbs trimmed back 4 foot from structure. Keep all shrubs, vines, and crepe myrtles 18 inches to 2 foot off the structure.

### **O=Planter Box Abutting Structure**

**Increases the Chance of:** Termites, Carpenter Ants, Fire Ants, Moisture Damage.

**Remedies:** Remove the Planter Box, or remove all the soil from the Planter Box and seal try not to put soil back in to the Planter Box.

Make sure Planter Box has holes at the bottom to drain water away from the structure.

### **Q=Wood Pile in Contact with Structure**

**Increases the Chance of:** Termites, Wood Boring Beetles, Carpenter Ants, Harbors other Insects.

**Remedies:** Keep all wood off the ground and as far away from the structure as possible.

### **R=Wooden Fence in Contact with Structure:**

**Increases the Chance of:** Termites, Carpenter Ants, Crawling Insects.

**Remedies:** Keep fence off structure. Try not to connect fence to the structure.

### **T=Insufficient Ventilation**

**Increases the Chance of:** Termites, Wood Rot, Decay, Mold, Mildew, and all other Insects.

**Remedies:** Install or Increase the number of vents in the crawl space, Install a moisture barrier or moisture fans. Use sump pumps to keep water from standing under the structure.