



Regency Real Estate Pros <soldbyregency@gmail.com>

FW: TERMITE PAPERWORK

1 message

libbymitchellrealtor@gmail.com <libbymitchellrealtor@gmail.com>
To: Regency Real Estate Pros <soldbyregency@gmail.com>

Wed, Feb 7, 2024 at 11:24 AM

From: **Becky Coats** <bcoats@billclarkbugsperts.com>
Date: Tue, Feb 6, 2024 at 1:15 PM
To: **ARTURO.O.2666@GMAIL.COM** <ARTURO.O.2666@gmail.com>

Hello,

I've attached your current termite service agreement, the paperwork for the service done and last 2 inspection reports. The service is current thru April, 12 2024 and is transferrable to a new homeowner. Have them call us once they have closed and we can transfer it to them.

Thank you,

Becky Coats

(409) 898-1113

bcoats@billclarkbugsperts.com

billclarkbugsperts.com

From: **Art Turner** <arturo.o.2666@gmail.com>
Date: Tue, Feb 6, 2024 at 5:43 PM

Termites were found in flower bed during inspection and treated all around the outside of the house by digging a trench and treating it with chemicals.

I replaced one baseboard inside where they were located on the outside, just out of abundance of caution. All clear ever since.

 **TERMITE PAPERWORK.pdf**
819K

got pests?



We've Got The Answers

BILLCLARKBUGSPERTS.COM

2975 N. 11 TH ST. · P.O. BOX 5511 · BEAUMONT, TEXAS 77726-5511
BEAUMONT ORANGE PORT ARTHUR NEDERLAND JASPER
(409) 898-3224 886-2828 985-5700 727-7575 384-8855
800-924-7072 FAX: (409) 899-5454

Effective Date

4-12-22

Eastern (Reticulitermes spp.) and Formosan (Coptotermes spp.) Subterranean Termites ONE YEAR SERVICE AGREEMENT FOR PARTIAL TREATMENT



Name: Ant Turner, Address: 1328 Duckindorn, City: Orange, Texas 77638, Phone: C: 409-980-2666, Service Location: None + Storage - Perimeter Soil To Slab, Pentacta. Includes exterior expansion joints.

In accordance with your request, we are pleased to submit, herewith, our proposal including the Work Order, Pesticide Label, Treatment Disclosure, Graph, Consumer Information Sheet, Treatment Specifications, Inspection Report, Post-Treatment Swarming, Know Your Termites, Facts You Should Know About Hidden Termite Damage, any other related documents and this AGREEMENT to service structure(s) as identified above seeking the control of and/or protection against Eastern (Reticulitermes spp.) and Formosan (Coptotermes spp.) Subterranean Termites.

A. SERVICE AGREEMENT ONLY: Bill Clark Pest Control, Inc. (the Company) agrees to service identified structure(s) in compliance with all applicable federal, state and local laws and applicable recommendations on use of designated termiticide(s) by manufacturer. In addition to the initial service, further service as needed and as determined by the Company will be rendered at no additional charge so long as this Agreement remains in effect. The exception would be the tenure since treatment addressed in paragraph D. The Company agrees to make an annual inspection while the Agreement is in effect and timely payment is made by Client of the annual renewal fee. Further "no charge" inspections may be made in between these annual inspections should the Client observe a matter of concern and report said concerns to the Company. As this is a Service Agreement only, it DOES NOT INCLUDE DAMAGE REPAIR (See paragraph J).

CLIENT'S PAYMENT OBLIGATION: As consideration for the Company providing the first annual services stated herein, the Client agrees to pay an amount of \$ 643.00 (plus any applicable sales tax) for a total of \$ 696.00. At the end of the initial one year period, if the Agreement is not cancelled by the Company, this Agreement may, by mutual agreement of Client and Company, be renewed for one additional year at an annual fee of \$ 175.00 (plus any applicable sales tax) for a total of \$ 189.00. Any further renewals shall be at a fee mutually agreed upon by Client and Company. This Agreement can only be renewed nine (9) times for one year Each time (See paragraph L). Failure to pay said fees in full on or before the anniversary date shall, in the sole discretion of the Company, result in cancellation of this Agreement in its entirety, upon which event the Company will be discharged of any and all future liabilities and responsibilities.

B. OTHER WOOD DESTROYING INSECTS (WDI): This Agreement covers the area's two most common WDI, the Eastern (Reticulitermes spp.) and the Formosan (Coptotermes spp.) Subterranean Termites. If, during the course of this Agreement another form of WDI is found in the structure(s) (i.e., Drywood Termites, Beetles, Carpenter Ants, Carpenter Bees or other(s)), appropriate recommendations will be made concerning such infestation. Such recommendations may include but are not limited to fumigation, infested area removal, or structural modifications. Any actions taken on the accommodations shall be solely at the Client's expense. This expense would be additional to the sums paid under this Agreement.

C. MOLD, MILDEW OR OTHER FUNGI DISCLAIMER: Moisture is a condition found in varying degrees in most structures. Moisture conditions in and around structures can be conducive to a variety of household pests and wood destroying insects, and moisture conditions can also provide an environment favorable to the growth of mold, mildew, and other fungi. The Company does not possess the knowledge or expertise to identify mold, mildew, or other fungi. The Company also does not possess the knowledge or expertise necessary to give opinion on or offer remediation of the effects of mold, mildew or other fungi, including decay and non-decay fungi, on structures or on air quality. Moisture conditions, mold, mildew, and other fungi-related conditions should be identified, evaluated, and corrected by a professional trade with expertise in this field. The Company is not responsible for any property damage resulting from the presence of mold, mildew, and other fungi. The Company is not responsible for personal or property damage resulting from the disruption or dispersal of mold spores during inspection.

The Company also is not qualified to and does not render an opinion regarding potential human health risks or effects on the body that may result from exposure to mold, mildew, or other fungi. Human exposure to mold, mildew, or other fungi can be enhanced anytime structural components are disturbed through remediation of pest-related problems, simple repairs, remodeling, renovation, rehabilitation, etc. Questions concerning health-related issues, the presence of mold, the release of mold spores, or indoor air quality should be directed to a qualified professional.

By executing this work authorization Service Agreement, client acknowledges that he or she has been advised of the forgoing and has had the opportunity to consult with a qualified professional.

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D. LIMITED EFFECTIVE RESIDUAL OF TERMITICIDES: According to research data, as well as our own experience, applied liquid termiticides begin a deterioration process. Though variable, depending on a multitude of circumstances, eventually this deterioration results in a less than effective barrier. Thusly, we will eventually recommend substantial supplemental or even retreatment. **Failure to allow such appropriate retreatment and payment accordingly may be cause for termination of this Agreement.**

E. CLIENT UNDERSTANDING OF TREATMENT: The Client understands that while the Company will work to control or prevent Eastern (*Reticulitermes* spp.) and Formosan (*Coptotermes* spp.) Subterranean Termites, the complete elimination or prevention of termites may not be possible due to known or unknown structural flaws in and/or conducive conditions on the Client's property. See Paragraph F for list of conducive conditions.

F. CLIENT COMMITMENT AS TO CONDITIONS CONDUCIVE TO INFESTATION: The Client warrants full cooperation with the Company throughout the term of this Agreement and agrees to maintain structure(s) and the property surrounding the covered structure(s) free of conducive conditions to the extent possible such as, but not limited to: cracks in the slab (s), loose wood, trash, lumber, direct wood-to-soil contact; high soil, excessive standing water beneath and/or around structures and/or other poor drainage; and agrees to maintain the covered structure(s) free of decayed wood, faulty plumbing, condensation problems, roof leaks, faulty gutters, faulty downspouts, unsealed exterior building materials, misdirected sprinkler systems, and any other moisture conditions which could contribute to Eastern (*Reticulitermes* spp.), Formosan (*Coptotermes* spp.) Subterranean Termites or other wood destroying insect infestations. Furthermore client agrees to adhere to recommendations of making areas accessible for inspection or treatments such as removal of specific areas to expose any possible hidden conducive conditions, moisture problems, carton nests or damaged structural members. Removal and replacement of suggested structural materials will be solely at client's expense. **Any sustained or periodic above ground moisture can support termite colonies above ground (known as "suspended colonies") - a condition for which the Company is not responsible. Failure to promptly correct any conducive condition(s) may be cause for immediate termination of this Agreement.**

G. ACCESS TO PROPERTY: So long as Agreement is in effect, Client shall provide Company prompt access to property for any necessary services, re-servicing and any necessary inspections. **Failure to allow the Company prompt property access may be cause for immediate termination of this Agreement.**

H. ADDITIONS, ALTERATIONS AND OTHER CHANGES: This Agreement covers the structure(s) identified herein as of the date of enactment of this Agreement. The Client will immediately notify the Company prior to (1) the structure(s) being structurally modified, altered, added on to or otherwise changed; or (2) the foundation being modified in any manner; or (3) soil and/or plantings within three feet of structure foundation being removed, replaced, added to or modified in any manner. **Additional services required by the Company because of any such actions shall be solely at the Client's expense and may require an adjustment in the annual renewal fee. Failure of such notification to the Company by the Client or failure by Client to permit needed additional services may cause immediate termination of this Agreement.**

I. WORKMANSHIP: While performing any work under this Agreement, the Company will exercise due care to avoid damaging any part of Client's property or plants. To better access certain structures for appropriate service, the Client may have to remove, temporarily or permanently, soil, plants, vines, equipment, or piping. Client further agrees to inform the Company in advance, of any known structural piping, cables, conduit, or other physical conditions or circumstances in, on, around or beneath areas of the property to be treated. **The Company is not responsible for damage during treatment, re-treatments, or inspections to the above listed items if the item was known and not previously brought to the Company's attention. Repair for such damaged items will be solely at Client's expense.**

J. RELEASE AND INDEMNITY: THE CLIENT EXPRESSLY RELEASES AND INDEMNIFIES THE COMPANY FROM ANY CLAIM OR LOSS RESULTING FROM THE CLIENT'S FAILURE TO PROVIDE ADVANCE NOTICE OF OR REMOVE THE CONDITIONS OUTLINED IN PARAGRAPH E and H.

UNDER NO CIRCUMSTANCES SHALL THE COMPANY BE LIABLE FOR, AND THE CLIENT EXPRESSLY RELEASES THE COMPANY FROM OBLIGATIONS TO REPAIR ANY PAST, PRESENT, OR FUTURE DAMAGES CAUSED BY TERMITES, OTHER WOOD DESTROYING INSECTS, DECAY, OR ANY INCIDENTAL DAMAGES OR CONSEQUENTIAL DAMAGES, INCLUDING LOSS OF INCOME, LOSS OF TIME, LOST SALES, LIABILITY TO THIRD PARTIES, OR ANY OTHER ECONOMIC LOSS, OR ANY OTHER COSTS OR EXPENSES, INCURRED BY THE CLIENT AS A RESULT OF SUCH DAMAGE.

K. PROPERTY OWNERSHIP SALE/TRANSFER: In the event the property subject to this Agreement is sold or ownership transferred, the following applies:

- (1) This Agreement shall immediately terminate.
- (2) Any interest by new owner in negotiating an Agreement would be solely at the discretion of the Company.
- (3) Any prepaid service fees shall not be reimbursed.

L. CAUSES FOR CANCELLATION DURING AGREEMENT TERM: The Company reserves the right to cancel this Agreement without notice during the Agreement term for any of the following reasons:

- (1) Failure to timely pay annual renewal fee (paragraph A).
- (2) Failure to allow needed prompt access to property (paragraph G).
- (3) Failure to correct conducive conditions (paragraph F).
- (4) Failure to timely notify the Company of additions, alterations or other changes (paragraph H).
- (5) Failure to comply with additional retreatment recommendations (paragraph D).
- (6) Transfer of ownership (paragraph K).

NOTE: For any "Cause for Cancellation" as outlined above, there would be no reimbursement of any prepaid service fees.

M. RENEWAL: This one year Agreement can be renewed annually up to (9) times after the expiration of the initial one year period by mutual consent of the Client and Company. Under no circumstances will this current Agreement extend past the initial one year period plus nine (9) consecutive annual renewals.

N. CANCELLATION AT RENEWAL: Both the Client and the Company shall have the option to cancel Agreement without cause at the end of the initial one year period or the end of any one year renewal period.

O. ORAL STATEMENTS: The oral statements of employees, representatives, or agents of the Company do not constitute warranties. The employees, representatives, or agents of the Company are not authorized to make warranties concerning the services described in this Agreement. Any such oral statements shall not be relied upon by the Client and are not part of this Agreement.

P. REMEDY/DISCLAIMER OF WARRANTIES: The Company's sole responsibility is to furnish the services, described above and to exercise due care in providing those services. **If a problem or defect arises with the service, the Client's sole remedy is retreatment during the Agreement period. THE COMPANY DISCLAIMS ANY OTHER WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED, WITH RESPECT TO THE SERVICES TO BE FURNISHED UNDER THIS AGREEMENT.**

Q. DISPUTE SOLVING: It is agreed between the Client and the Company that any controversy or dispute arising between the parties shall earnestly be dealt with by Client and Company for resolution.

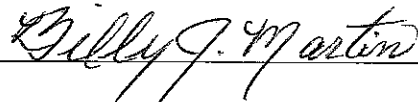
R. CHEMICAL SENSITIVITY: If Client or other occupants of the structure(s) or adjacent buildings believe they are or may be sensitive to pesticides/termiticides or their odors, Client must notify Company in writing, in advance of treatment, including whether Client or other occupants have consulted with a medical doctor or other healthcare provider regarding such sensitivity. Company reserves the right, upon receipt of such notification, to deny or terminate service. Failure to provide notification represents Client's assumption of risk and waiver of any claims against Company in connection with such sensitivity.

S. AUTHORITY OF UNDERSIGNED PARTIES: If the Client is not an individual, the person signing below is an authorized representative of the Client and executes this Agreement on behalf of the Client. The Client warrants that the Client is the owner of the property. The person executing this Agreement on behalf of the Company is signing on behalf of the Company.

T. WRITTEN AGREEMENT: This document contains the entire Agreement between the Client and the Company. Its terms are contractual, not mere recitals. It may not be amended, altered, modified or changed in any way except by agreement in writing by the Company and the Client. If any provision of the Agreement is or may be held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining portions shall nevertheless survive and continue in full force and effect without being impaired or invalidated in any way.

I HAVE COMPLETELY READ THIS AGREEMENT. BILL CLARK PEST CONTROL, INC. HAS ANSWERED ALL MY QUESTIONS ABOUT THIS AGREEMENT.

X Client:  Date: 4-12-22
(or Authorized Representative)

Company:  Date: 3-16-2022

THIS REPORT IS NOT VALID FOR USE IN REAL ESTATE TRANSACTIONS

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WORK ORDER

2975 N. 11 TH ST. · P.O. BOX 5511 · BEAUMONT, TEXAS 77726-5511
BEAUMONT ORANGE PORT ARTHUR NEDERLAND JASPER
(409) 898-3224 886-2828 985-5700 727-7575 384-8855
800-924-7072 FAX: (409) 899-5454



BILLCLARKBUGSPERTS.COM

SERVICE ADDRESS 1308 Buckingham Orange 77630
Owner's Name Not Turner Owner's Phone #'s 409-980-2666
Owner's Mailing Address
Contact's Name Contact's Phone #'s

- PRE-CONSTRUCTION: TYPE OF SERVICE: Termistops at slab penetrations Termimesh blockouts for tubs or showers
Wood treatments Soil treatments with termiticides

Contractor and/or Owner must allow Bill Clark Pest Control to treat soil area of perimeter before any concrete is poured to abut slab of structure for Service Agreement to be valid.

POST TREATMENT: The following checked box represent the type of service that is to be performed.

PARTIAL TREATMENT—Treatment of the following area(s): Perimeter Soil To Slab Contacts

One-year RETREATMENT ONLY SERVICE AGREEMENT—renewable annually.

PARTIAL LIMITED TREATMENT—By client request, only the following areas will be treated:

(IF GIVEN WITH A TIME PERIOD) is for RETREATMENT ONLY and ONLY for the area(s) listed above. Not renewable annually. There may be adjacent area(s) susceptible to termite infestations which are not treated.

SPOT TREATMENT—By client request, ONLY the following area(s) of less than 10 linear or 10 square feet will be treated:

NO GUARANTEE IS GIVEN FOR A SPOT TREATMENT. There may be adjacent area(s) susceptible to termite infestations which are not treated.

FULL TREATMENT—TARPAULIN FUMIGATION—One year Service Agreement—renewable annually.

LIQUID TREATMENT WITH TARPAULIN FUMIGATION—One year Service Agreement—renewable annually.

THIS CONTRACT DOES NOT PROVIDE FOR THE REPAIR OF DAMAGE CAUSED BY TERMITES OR ANY OTHER WOOD DESTROYING INSECT.

TREATMENT FOR:

- Subterranean Termites (Reticulitermes spp.) Drywood Termites (Incisitermes and Cyptotermes spp.)
Formosan Termites (Coptotermes spp.) Beetles/Borers, (Specify)

TREATMENT COST

Pre-Construction Treatment \$ Method of Payment Collect
Post Treatment \$ 643.00 Inspection Date
Sales Tax (If applicable) \$ 53.05 Service Scheduled Date
Total \$ 696.05 Annual Renewal Fee \$ 175.00 (Plus Tax)

Billy J. Martin 0560768 Consultant I.D./C.A. #
Approved: Billy J. Martin Certified Applicator
C.A. # 0560768 Date of Transaction 4-12-22
Date 3-16-22

LICENSED AND REGULATED BY: TEXAS DEPARTMENT OF AGRICULTURE

P.O. Box 12847 • AUSTIN, TEXAS 78711-2847

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Subterranean Termite Post-Construction Treatment Disclosure

(Mold, Mildew or other Fungi are not covered by this treatment)

WARRANTY information provided includes the complete details any warranty provided and the following:

- Time Period of the Warranty
Renewal Options and Cost
Obligations of the Contracting Parties
Conditions that could develop which void the warranty.
Name of the pest control company responsible for the warranty.

If the warranty does not include the entire structure treated, the areas included in the warranty are: (specify)

A label of Termidor 80 WG (s) is enclosed.

The concentration of the termiticide(s) to be applied at this location is 0.06%

Areas of Present Termite Activity

Areas to be treated, drilled, rodded, trenched or baited Soil Perimeter.

Table with columns: Type of treatment, Type of Construction, Type of Treatment. Includes checkboxes for Pier & Beam, Slab, Partial, Spot, Baits, Other, and Physical Barriers.

Approximate Measurements of the Structure(s) to be treated 187 L.F.

Name: Art Turner

Address: 1308 Buckingham

City: Orange State: Texas Zip: 77632

I have received a copy of this disclosure statement along with the graph, consumer information sheet and the pesticide label.

Signature of Certified Applicator: Billy J. Martin, I.D./C.A. #: 0560768, Printed Name: Billy J. Martin, Date: 3-16-22
Signature of Client or Authorized Person: Art Turner, Date: 4-12-22

NOTICE OF CANCELLATION

You may cancel this transaction, without any penalty or obligation, within three business days from the transaction date.

If you cancel, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the seller of your cancellation notice.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram.

TO: Bill Clark Pest Control, Inc.
P.O. Box 5511
Beaumont, Texas 77726-5511

not later than midnight of

Date

I hereby cancel this transaction:

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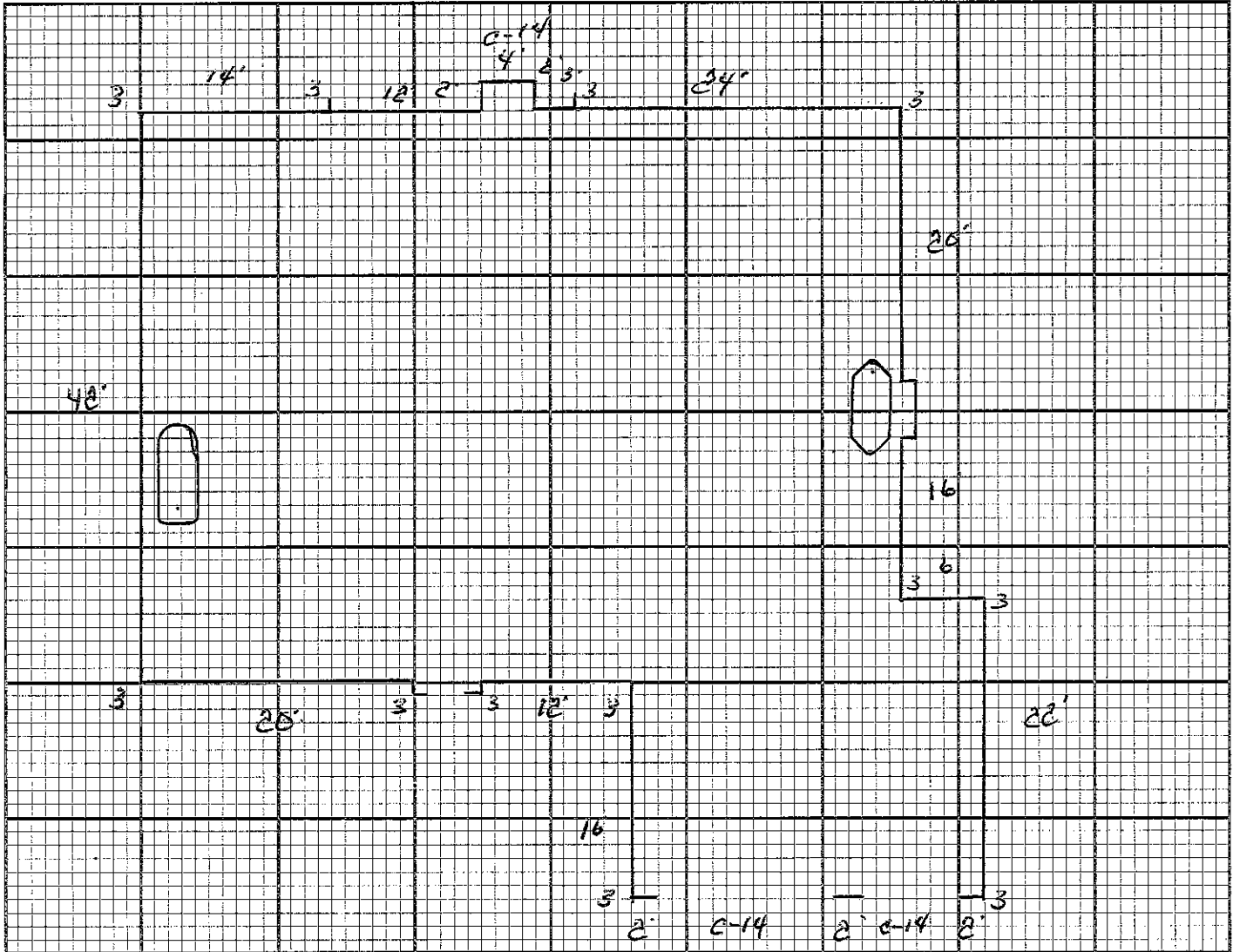


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INSPECTION GRAPH

THIS REPORT IS NOT VALID FOR USE IN REAL ESTATE TRANSACTIONS

Owner's Name Art TUNNEN Occupant _____ Date 3-16-88
 Treating Address 1388 Buckingham City Orange State Texas Zip 77638
 Home Phone 920-2666 Business Phone _____ Inspected By Dustin Boone



- KEY:**
- Evidence of infestation..... E
 - Active..... A
 - Previous P
 - Drywood Termite..... D
 - Subterranean Termite..... S
 - Formosan Termite F
 - Wood Boring Beetle B
 - Specify _____ B
 - Carpenter Ants..... H
 - Visible Damage..... X
 - Possible Hidden Damage Z
 - Fungus - Wood Decay W
 - Excessive Moisture M
 - Cracks in Slab..... ~~~~
 - Conducive Conditions C

Primary Use: Residence Commercial Public Bldg. Other: _____
Type of Construction: Crawl Space Monolithic Slab Floating Supported Slab Other: _____
Type of Foundation: Concrete Hollow Block Brick Stone Other: _____
Type of Siding: Brick Wood Stone Metal Vinyl Other: _____
Type of Roofing: Composition Shingles Wood Metal Tile Flat Other: _____
Type of Floor Covering: Wood on Slab Carpet Tile Linoleum Other: _____

Inspector's Statement of Visible Damage:
NO SIGNS

Technician's Additional Statement of Visible Damage:



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INSPECTION REPORT

This Is Not A Structural Damage Report, Not A Mold, Mildew Or Other Fungi
Inspection Report, Nor A Warranty As To The Absence Of Wood Destroying Insects

CLIENT NAME: Art Turner

SERVICE ADDRESS: 1328 Buckingham Dr Orange, TX 77632 United States

This inspection report covers only the structure(s) listed below:

Home and garage

A. Scope of Inspection:

- (1) This report is based on our visual findings at the time of this inspection and may vary from other periodic reports due to weather, moisture, drought and other variable conditions.
(2) Due to the characteristics and behavior of various wood destroying insects , it may not be possible to determine the presence of infestation or damage without defacing or removing parts of the structure being inspected.
(3) Due to the habits of some wood destroying insects and the fact that most slab foundations will eventually have some cracks, all structures in our area are conducive to infestations and may require alternative treatment methods.
(4) Damage that has been concealed or that has been repaired (partially or completely) may not be visible except by defacing the surface appearance.
(5) If visible evidence of active or previous infestation of any wood destroying insects is reported, it should be assumed that some degree of damage has occurred.
(6) If visible evidence of wood destroying insect damage is reported, it does not necessarily imply that the damage should be repaired or replaced. Our inspectors 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 person.
(7) This property is not inspected for the presence or absence of health related mold, mildew or other fungi. We are neither qualified, authorized nor licensed to inspect for health related mold, mildew or other fungi. If you desire information about the presence or absence of health related mold, mildew or other fungi, you should contact an industrial hygienist specializing in this field.

B. Bath Trap Door(s):

N/A # present # not present 2 # accessible # not accessible 2 (Refer to C. #30 and any references.)

C. Conducive Conditions:

Conducive conditions to wood destroying insect infestation(s) observed at the time of this inspection include but are not limited to the following (Refer to A. #1 above.):

- (1) [] Planter box abutting structure(s) () No recommendations at this time
() Remove plants and soil from inside planter. () Remove planter box: Location
(2) [] Wooden deck against structure(s) () No recommendations at this time
() Need at least 1 in. from structure
(3) [] Wooden fence in contact with structure(s) () No recommendations at this time
() Need at least 2 in. from structure
(4) [] Dirt filled porch/steps () No recommendations at this time
() Remove soil from beneath
(5) [] Debris under or within 3 ft. of structure(s)
() Remove debris from structure: Location
(6) [] Wood to ground contact
() Remove wood to ground contact: Location
(7) [] Bark mulch in flower beds within 1 ft. of structure(s) () No recommendations at this time
() Remove away from structure at least 1 ft.: Location
(8) [] Woodpile, stumps, etc. within 3 ft. of structure(s) () No recommendations at this time
() Remove wood pile, stump, etc.: Location
(9) [] Heavy foliage within 1 ft. of structure(s) () No recommendations at this time
() Remove and/or trim back from structure at least 1 ft.: Location
(10) [] Form boards or grade stakes left in place () No recommendations at this time
() Remove formboard, grade stakes, etc.: Location

- (11) **Wood post or girder in or through slab** () No recommendations at this time
 () Remove post or set post on concrete pad: Location _____
- (12) **Wood flooring over slab** () No recommendations at this time
 () Remove wood over slab: Location _____
- (13) **Crack(s) in slab(s)** (X) No recommendations at this time
 () Repair crack or slab: Location _____
- (14) **Construction/expansion joint(s) in slab(s)**
 () **INTERIOR** () Previously treated, no recommendation. () Not treated, recommend treatment: Location _____
 (X) **EXTERIOR** (X) Previously treated, no recommendation. () Not treated, recommend treatment: Location _____
- (15) **Soil grade too high on slab** () No recommendations at this time
 () Lower soil to expose at least 2 in. of slab and/or place a barrier 6 in. from structure to retain the soil. Also may refer to C-20.
 Location: _____
- (16) **Footer below grade** () No recommendations at this time
 () Lower soil to expose 2 in. of foundation and maintain this level. Also refer to C-20.
 Location: _____
- (17) **Excessive moisture**
 () Repair/Correct: Cause _____ Location _____
- (18) **Unsealed exterior building materials** () No recommendations at this time
 () Repair, replace and/or seal: Location/Area _____
- (19) **Condensation problems**
 () Repair/replace: Cause _____ Location _____
- (20) **Poor drainage around structure(s)** () No recommendations at this time
 () Drain water away from structure: Location _____
- (21) **Water beneath and/or around structure(s)**
 () Drain water from beneath and away from structure
- (22) **Faulty gutters on structure(s)**
 () Repair, replace or install gutters: Location _____
- (23) **Faulty downspouts on structure(s)**
 () Repair, replace or install at least 2 ft. extensions: Location _____
- (24) **Wood decay** () No recommendations at this time
 () Repair or replace: Location/Area _____
- (25) **Insufficient ventilation in crawl space(s)**
 () Add/move openings or vents: Location _____
- (26) **Misdirected sprinkler systems within 3 ft. of structure(s)**
 () Redirect water away from structure: Location _____
- (27) **Leaky pipe system**
 () Use no more than necessary. Turn off 3 three days prior to a treatment.
- (28) **Faulty plumbing** () No recommendations at this time
 () Replace or repair: Location/Area _____
- (29) **Roof leaks**
 () Repair or replace: Location _____
- (30) **Bath trap area(s) (Refer to B. above)**
 () Need to install inspection door(s). How many: _____ Location(s) _____
 () Need to make access by removing items: Location _____
- (31) **Previous insect damage (Specified in G.)**
 () Need to repair () No recommendations at this time: Location(s): _____
- (32) **Wall voids** () It is imperative that client or authorized person exposes wall void(s) in specified areas to identify possible hidden pest damage and or to facilitate treatment and removal of any unknown conducive conditions. Repair/reconstruction of any defaced areas of the property are not the responsibility of BCPC. Location(s): _____
- (33) **This report discloses conditions that may be conducive to the growth of mold, mildew or other fungi. (Refer to A#7 of SCOPE OF INSPECTION).** _____
- (34) **Other:** _____

() See Page(s) _____



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INSPECTION REPORT

This Is Not A Structural Damage Report, Not A Mold, Mildew Or Other Fungi
Inspection Report, Nor A Warranty As To The Absence Of Wood Destroying Insects

CLIENT NAME: Art Turner

SERVICE ADDRESS: 1328 Buckingham Dr Orange, TX 77632 United States

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Home and garage

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B. Bath Trap Door(s):

N/A # present # not present 2 # accessible # not accessible 2 (Refer to C. #30 and any references.)

C. Conducive Conditions:

Conducive conditions to wood destroying insect infestation(s) observed at the time of this inspection include but are not limited to the following (Refer to A. #1 above.):

- (1) [] Planter box abutting structure(s) () No recommendations at this time
() Remove plants and soil from inside planter. () Remove planter box: Location
(2) [] Wooden deck against structure(s) () No recommendations at this time
() Need at least 1 in. from structure
(3) [] Wooden fence in contact with structure(s) () No recommendations at this time
() Need at least 2 in. from structure
(4) [] Dirt filled porch/steps () No recommendations at this time
() Remove soil from beneath
(5) [] Debris under or within 3 ft. of structure(s)
() Remove debris from structure: Location
(6) [] Wood to ground contact
() Remove wood to ground contact: Location
(7) [] Bark mulch in flower beds within 1 ft. of structure(s) () No recommendations at this time
() Remove away from structure at least 1 ft.: Location
(8) [] Woodpile, stumps, etc. within 3 ft. of structure(s) () No recommendations at this time
() Remove wood pile, stump, etc.: Location
(9) [] Heavy foliage within 1 ft. of structure(s) () No recommendations at this time
() Remove and/or trim back from structure at least 1 ft.: Location
(10) [] Form boards or grade stakes left in place () No recommendations at this time
() Remove formboard, grade stakes, etc.: Location

- (11) **Wood post or girder in or through slab** () No recommendations at this time
 () Remove post or set post on concrete pad: Location _____
- (12) **Wood flooring over slab** () No recommendations at this time
 () Remove wood over slab: Location _____
- (13) **Crack(s) in slab(s)** (X) No recommendations at this time
 () Repair crack or slab: Location _____
- (14) **Construction/expansion joint(s) in slab(s)**
 () **INTERIOR** () Previously treated, no recommendation. () Not treated, recommend treatment: Location _____
 (X) **EXTERIOR** (X) Previously treated, no recommendation. () Not treated, recommend treatment: Location _____
- (15) **Soil grade too high on slab** () No recommendations at this time
 () Lower soil to expose at least 2 in. of slab and/or place a barrier 6 in. from structure to retain the soil. Also may refer to C-20.
 Location: _____
- (16) **Footer below grade** () No recommendations at this time
 () Lower soil to expose 2 in. of foundation and maintain this level. Also refer to C-20.
 Location: _____
- (17) **Excessive moisture**
 () Repair/Correct: Cause _____ Location _____
- (18) **Unsealed exterior building materials** () No recommendations at this time
 () Repair, replace and/or seal: Location/Area _____
- (19) **Condensation problems**
 () Repair/replace: Cause _____ Location _____
- (20) **Poor drainage around structure(s)** () No recommendations at this time
 () Drain water away from structure: Location _____
- (21) **Water beneath and/or around structure(s)**
 () Drain water from beneath and away from structure
- (22) **Faulty gutters on structure(s)**
 () Repair, replace or install gutters: Location _____
- (23) **Faulty downspouts on structure(s)**
 () Repair, replace or install at least 2 ft. extensions: Location _____
- (24) **Wood decay** () No recommendations at this time
 () Repair or replace: Location/Area _____
- (25) **Insufficient ventilation in crawl space(s)**
 () Add/move openings or vents: Location _____
- (26) **Misdirected sprinkler systems within 3 ft. of structure(s)**
 () Redirect water away from structure: Location _____
- (27) **Leaky pipe system**
 () Use no more than necessary. Turn off 3 three days prior to a treatment.
- (28) **Faulty plumbing** () No recommendations at this time
 () Replace or repair: Location/Area _____
- (29) **Roof leaks**
 () Repair or replace: Location _____
- (30) **Bath trap area(s) (Refer to B. above)**
 () Need to install inspection door(s). How many: _____ Location(s) _____
 () Need to make access by removing items: Location _____
- (31) **Previous insect damage (Specified in G.)**
 () Need to repair () No recommendations at this time: Location(s): _____
- (32) **Wall voids** () It is imperative that client or authorized person exposes wall void(s) in specified areas to identify possible hidden pest damage and or to facilitate treatment and removal of any unknown conducive conditions. Repair/reconstruction of any defaced areas of the property are not the responsibility of BCPC. Location(s): _____
- (33) **This report discloses conditions that may be conducive to the growth of mold, mildew or other fungi. (Refer to A#7 of SCOPE OF INSPECTION).** _____
- (34) **Other:** _____

() See Page(s) _____

D. Recommendations for Correction(s) of Conducive Condition(s):

This may include structural modification, soil modification, treatment, no action or a combination thereof. Recommendations may be made by the Company to correct infestation(s), conducive condition(s) and/or inaccessible area(s) which may not be possible to do under existing condition(s). Some conducive conditions can not be corrected without creating other conducive conditions. Therefore, the Company accepts no responsibility for recommendation(s) made. It is the Client's sole decision for enactment. Any action(s) taken on the recommendations shall be solely at the Client's expense. Client should contact a qualified person(s) for corrections of conducive conditions.

E. Client Commitment As to Conditions Conducive To Infestations:

The Client agrees to cooperate with the Company throughout the term of the Agreement and agrees to maintain structure(s) and the property surrounding the covered structure(s) free of conducive conditions to the extent possible which could contribute to Subterranean Termites or other wood destroying insect infestations. Any sustained or periodic above ground moisture can support termite colonies above ground (known as "suspended colonies") - a condition for which the Company is not responsible. Failure to promptly correct any conducive condition(s) may be cause for immediate termination of this Agreement.

F. Obstructed And/Or Inaccessible Areas:

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 areas concealed by wall coverings, furniture, equipment, stored articles and 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). Our 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. Obstructed or inaccessible areas include but are not limited to the following:

- | | | |
|---|---|--|
| (1) <input type="checkbox"/> Attic (no access) | (9) <input type="checkbox"/> Behind deck against structure(s) | (17) <input checked="" type="checkbox"/> Slab(s) joint(s) |
| (2) <input type="checkbox"/> Insulated area(s) of attic | (10) <input type="checkbox"/> Behind planter box(s) abutting structure(s) | (18) <input checked="" type="checkbox"/> Plumbing area(s) |
| (3) <input checked="" type="checkbox"/> Eaves | (11) <input type="checkbox"/> Foliage against structure(s) | (19) <input checked="" type="checkbox"/> Bath trap area(s) (Refer to B.) |
| (4) <input checked="" type="checkbox"/> Wall voids | (12) <input checked="" type="checkbox"/> Behind veneer | (20) <input type="checkbox"/> Crawl space (no access) |
| (5) <input checked="" type="checkbox"/> Beneath floor coverings | (13) <input checked="" type="checkbox"/> Beneath thresholds | (21) <input type="checkbox"/> Insufficient crawl space |
| (6) <input type="checkbox"/> Soil grade too high | (14) <input type="checkbox"/> Beneath or behind porches | (22) <input type="checkbox"/> Sub floor beneath structure(s) |
| (7) <input type="checkbox"/> Footer below grade | (15) <input type="checkbox"/> Beneath or behind steps | (23) <input type="checkbox"/> Voids in brick piers/fireplace(s) |
| (8) <input type="checkbox"/> Weep holes in brick | (16) <input checked="" type="checkbox"/> Crack(s) in slab(s) | (24) <input type="checkbox"/> Other (Specify below) |

Specify (other): _____ () See Page(s) _____

G. Inspection reveals visible evidence of wood destroying insects in or on the structure(s):

The structure(s) was specifically inspected for wood destroying insect(s) checked below:	Active		Previous		Insect		Treatment	
	Infestation		Infestation		Damage		Recommended	
	A	B	C	D	E	F	G	H
(1) <input checked="" type="checkbox"/> Subterranean Termites (Reticulitermes spp.).....	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(2) <input checked="" type="checkbox"/> Formosan Termites (Coptotermes spp.).....	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
(3) <input type="checkbox"/> 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"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
(4) <input type="checkbox"/> 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"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
(5) <input type="checkbox"/> Other Wood Destroying Insects (Specify below).....	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>


Specify (other): _____

Description, location(s) and comments:

() See Page(s) _____

I have received a legible copy of this form and any referenced material which I have read and understand.

**THIS REPORT IS NOT VALID
FOR USE IN REAL ESTATE
TRANSACTIONS**

X _____ 04/17/2023
Client's Signature Date
 _____ 04/17/2023
Inspector's Signature Date