

Transferee / Property / Inspection Information

Transferee Name:	<u>Russ Armstrong</u>	Street Address:	<u>2095 Savannah Trce</u>
City:	<u>Beaumont</u>	State / Zip Code:	<u>TX / 77706</u>
Customer:	<u>Graebel Companies</u>	File Number:	<u>A588087</u>
Customer Contact:	<u>Rachel Case</u>	Inspection / Report Date:	<u>2-15-2024 / 2-16-2024</u>

Issues Identified During Inspection

At the time of inspection, there was no evidence of wood destroying insects at the visually accessible areas of the home.

The following conditions conducive to wood destroying insects were observed: Footing too low or soil line too high. If conducive conditions are not corrected, this company recommends a preventative treatment.

Evidence of previous treatment noted. Recommend obtaining all relevant documentation pertaining to previous treatment.

Action Recommended

Action Recommended: **No corrective action is required at this time.**

If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

Cathy Ciambella
Senior Inspection Specialist
ReloOlogy Inspection Management Services
Phone: 215/478-6962

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Rule §7.176 Requires this department prescribed form to be used for real estate transactions in Texas regarding the visible presence or absence of wood destroying insects and conditions conducive to infestations of wood destroying insects.

2095 SAVANNAH TRCE

Inspected Address

BEAUMONT

City

77706-2553

Zip Code

SCOPE OF INSPECTION

- A. This inspection covers only the multi-family structure, primary dwelling or place of business. Sheds, detached garages, lean-tos, fences, guest houses or any other structure will not be included in this inspection report unless specifically noted in Section 5 of this report.
- B. This inspection is limited to those parts of the structure(s) that are visible and accessible at the time of the inspection. Examples of inaccessible areas include but are not limited to (1) areas concealed by wall coverings, furniture, equipment and stored articles and (2) any portion of the structure in which inspection would necessitate removing or defacing any part of the structure(s) (including the surface appearance of the structure). **Inspection does not cover any condition or damage which was not visible in or on the structure(s) at time of inspection but which may be revealed in the course of repair or replacement work.**
- C. Due to the characteristics and behavior of various wood destroying insects, it may not always be possible to determine the presence of infestation without defacing or removing parts of the structure being inspected. Previous damage to trim, wall surface, etc., is frequently repaired prior to the inspection with putty, spackling, tape or other decorative devices. Damage that has been concealed or repaired may not be visible except by defacing the surface appearance. **The WDI inspecting company cannot guarantee or determine that work performed by a previous pest control company, as indicated by visual evidence of previous treatment; has rendered the pest(s) inactive.**
- D. If visible evidence of active or previous infestation of listed wood destroying insects is reported, it should be assumed that some degree of damage is present.
- E. If visible evidence is reported, it does not imply that damage should be repaired or replaced. Inspectors of the inspection company usually are not engineers or builders qualified to give an opinion regarding the degree of structural damage. Evaluation of damage and any corrective action should be performed by a qualified expert.
- F. **THIS IS NOT A STRUCTURAL DAMAGE REPORT OR A WARRANTY AS TO THE ABSENCE OF WOOD DESTROYING INSECTS.**
- G. If termite treatment (including pesticides, baits or other methods) has been recommended, the treating company must provide a diagram of the structure(s) inspected and proposed for treatment, label of pesticides to be used and complete details of warranty (if any). The warranty should 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.

Inspected Address City Zip Code

1A. GuardTech Pest Management 1B. 11443 SPCS Business License Number

1C. 6550 Concord Rd. Beaumont TX 77708 409-813-2290
Address of Inspection Company City State Zip Telephone No.

1D. Eric Sumner 1.E Certified Applicator Technician (check one)

1F. 02/15/2024 Inspection Date

2. Name of Person Purchasing Inspection Seller Agent Buyer Management Co. Other

3. Russell Armstrong Owner/Seller

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

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.

5A. Two story primary dwelling List structure(s) inspected that may include residence, detached garages and other structures on the property.

5B. Type of Construction: Foundation: Slab Pier & Beam Pier Type: Basement Other: Siding: Wood Fiber Cement Board Brick Stone Stucco Other: Roof: Composition Wood Shingle Metal Tile Other:

6A. This company has treated or is treating the structure for the following wood destroying insects: No Partial Spot Bait Other

6B. 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.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase or sale of this 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 real estate transaction.

Signatures: 7A. [Signature] 0739724 Inspector (Technician or Certified Applicator Name and License Number)

Others Present: 7B. Apprentices, Technicians, or Certified Applicators Name(s) and Registration/License Number(s)

Notice of Inspection Was Posted At or Near: 8A. Electric Breaker Box Water Heater Closet Beneath the Kitchen Sink 8B. Date Posted: 02/15/2024

9A. Were any areas of the property obstructed or inaccessible? Yes No (Refer to Part B & C, Scope of Inspection) If "Yes" specify in 9B.

9B. The obstructed or inaccessible areas include but are not limited to the following: Attic 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: Behind stored items siding walls ceilings flooring cabinets and attics areas

10A. Conditions conducive to wood destroying insect infestation: Yes No (Refer to Part J, Scope of Inspection) If "Yes" specify in 10B.

10B. Conducive Conditions include but are not limited to: Debris under or around structure (K) Wood to Ground Contact (G) Formboards left in place (I) Excessive Moisture (J) Planter box abutting structure (O) Footing too low or soil line too high (L) Wood Rot (M) Heavy Foliage (N) Insufficient ventilation (T) Wood Pile in Contact with Structure (Q) Wooden Fence in Contact with the Structure (R) Other (C) Specify: See graph

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

- 11A. Subterranean Termites
- 11B. Drywood Termites
- 11C. Formosan Termites
- 11D. Carpenter Ants
- 11E. Other Wood Destroying Insects

Active Infestation

- Yes No
- Yes No
- Yes No
- Yes No
- Yes No

Previous Infestation

- Yes No
- Yes No
- Yes No
- Yes No
- Yes No

Previous Treatment

- Yes No
- Yes No
- Yes No
- Yes No
- Yes No

Specify: _____

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

Sticker under sink. Bill Clark treated in 2022 with recruit

11G. Visible evidence of: None visible has been observed in the following areas: Na

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)

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 11. (Refer to Part G, H, and I, Scope of Inspection) Yes No

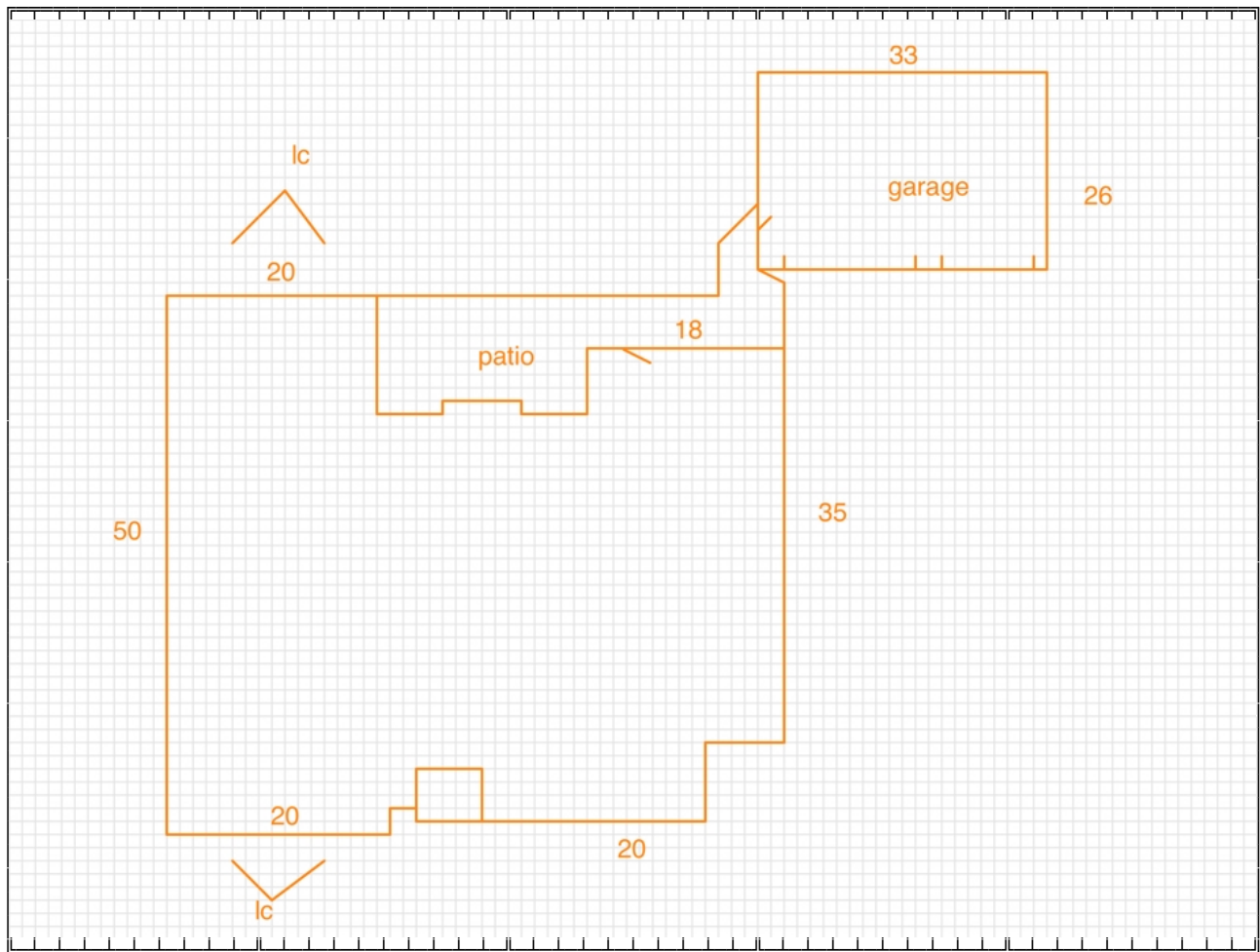
12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes No

Specify reason: Lower high soil

Refer to Scope of Inspection Part J

Diagram of Structure(s) Inspected

The inspector must draw a diagram including approximate perimeter measurements and indicate active or previous infestation and type of insect by using the following codes: E- Evidence of Infestation, A-Active; P-Previous; D-Drywood Termites; S-Subterranean Termites; F-Formosan Termites; C-Conducive Conditions; B-Wood Boring Beetles; H-Carpenter Ants; Other(s) - Specify _____



Additional Comments _____

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Statement of Purchaser

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

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

Signature of Purchaser of Property or their Designee _____ Date _____

Customer or Designee Not Present

Buyer's Initials _____