

East Texas

HOME INSPECTION & PEST CONTROL

Serving East Texas Since 1996

Inspected By: Collin Bryant
TREC# 24402 ~ TDA Tech# 795164 ~ NAWT# 15622ITC
Cell: 936-256-9660 ~ E-Mail: collin@easttexashomeinspection.com



This Professional Inspection Report Has Been Prepared Exclusively For:

**Danielle Gumapac
6 Parkway Plaza
Lufkin, TX 75904
November 3, 2022**

“One Call Inspects All”

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.

6 Parkway Plaza

Inspected Address

Lufkin

City

75904

Zip Code

SCOPE OF INSPECTION

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

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1A. East Texas Pest Control Services LLC Name of Inspection Company 1B. SPCB TPCL: 12100 SPCS Business License Number

1C. PO Box 1009 Palestine TX 75802 903-729-0831 Address of Inspection Company City State Zip Telephone No.

1D. Collin Bryant TDA Tech# 795164 Name of Inspector (Please Print) 1E. Certified Applicator [] Technician [x] (check one)

1F. 11/03/2022 9:00 am Cloudy 80° Inspection Date

2. Danielle Gumapac Name of Person Purchasing Inspection Seller [] Agent [] Buyer [x] Management Co. [] Other []

3. Unknown Owner/Seller

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

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

5A. Main House List structure(s) inspected that may include residence, detached garages and other structures on the property. (Refer to Part A, Scope of Inspection)

5B. Type of Construction: Foundation: Slab [x] Pier and Beam [] Pier Type: N/A Basement [] Other: Siding: Wood [] Fiber Cement Board [] Brick [x] Stone [] Stucco [] Other: Roof: Composition [x] Wood Shingle [] Metal [] Tile [] Other:

6A. This company has treated or is treating the structure for the following wood destroying insects: No / None

If treating for subterranean termites, the treatment was: Partial [] Spot [] Bait [] Other [] If treating for drywood termites or related insets, the treatment was: Full [] Limited []

6B. N/A Date of Treatment by Inspecting Company N/A Common Name of Insect N/A Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects: Yes [] No [x] List Insects: No Warranties Expressed or Implied If "Yes", copy(ies) of warranty and treatment diagram must be attached.

Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the purchase of sale of this property. I do further state that neither I nor the company for which I am acting is associate in any way with any party to this real estate transaction.

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

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

Notice of Inspection Was Posted At or Near:

8A. Electric Breaker Box [] Water Heater Closet [] Beneath the Kitchen Sink [x] 8B. Date Posted: 11/03/2022

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

9B. The obstructed or inaccessible areas include but are not limited to the following: Attic [x] Insulated area of attic [x] Plumbing Areas [x] Planter box abutting structure [] Deck [] Sub Floors [] Slab Joints [] Craw Space [] Soil Grade Too High [x] Heavy Foliage [x] Eaves [x] Weepholes [] Other [x] Specify: Occupied and Bath Traps

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

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

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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	<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"/>

Previous Infestation

Yes	<input checked="" type="checkbox"/>	No	<input 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"/>

Previous Treatment

Yes	<input checked="" type="checkbox"/>	No	<input 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"/>

Specify: N/A

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

Bait Stations

11G. Visible evidence of: Previous Subterranean Termites has been observed in the following areas: interior walls near garage door

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

12A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment

as identified in Section 11. (Refer to Part G, H and I, Scope of Inspection)

Yes No

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

Yes No

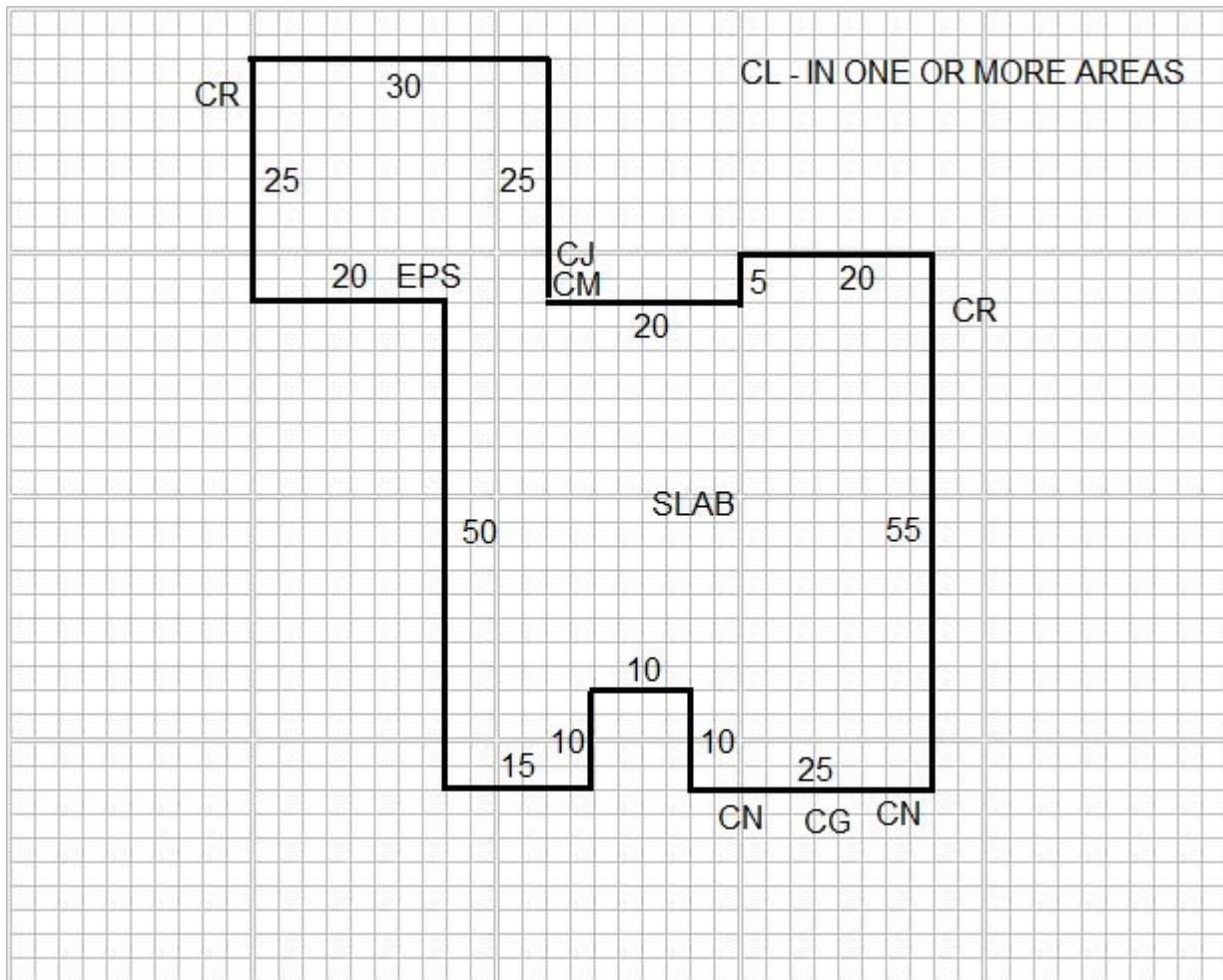
Specify reason: L = High Soil, N = Heavy Foliage, G = Wood to Ground Contact, M = Wood Rot and R = Wood Fence in Contact, J = Excessive Moisture

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 EPS

Approximate Linear Feet - 330



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Additional Comment: There are various areas that were not visible, could not be seen, or were obstructed in some way. This structure has conducive conditions that can hide active and previous evidence of wood destroying insect activity. This was a visual none invasive evaluation and this report is not a guarantee that there is not active or previous evidence of wood destroying insects in the structure. It is highly recommended that the conducive conditions be remedied (removed, repaired, or treated) prior to closing. If the conducive conditions are not remedied prior to closing, the East Texas WDI Warranty **will not** be issued to the property. **Please review the scope of inspection at the top of page #1.** (For further evaluation or treatment call East Texas Pest Control 903-729-0831).

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: 38 Pages of an East Texas Home Inspection Report

Signature of Purchaser of Property or their Designee

Date

11/03/2022

Customer or Designee not Present **Buyers Initials** _____