



**John Saunders**

**Home Inspector, TREC License # 22967, NACHI 16120102  
spnsr Harvey Wenske #8537 / SPCB TPCL 10571 Lic # 0784647**



1111 Home Place  
Corpus Christi, TX

## PROPERTY INSPECTION REPORT

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**Prepared For:** Sample Report

(Name of Client)

**Concerning:** 1111 Home Place, Corpus Christi, TX

(Address or Other Identification of Inspected Property)

**By:** John Saunders, Lic #22967

(Name and License Number of Inspector)

03/04/2018

(Date)

Harvey Wenske, Lic #8537

(Name, License Number of Sponsoring Inspector)

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### PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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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. 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, bathroom, 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 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.

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**

Present at Inspection:  Buyer  Selling Agent  Listing Agent  Occupant  
Building Status:  Vacant  Owner Occupied  Tenant Occupied  Other  
Weather Conditions:  Fair  Cloudy  Rain Temp: 78 °F  
Utilities On:  Yes  No Water  No Electricity  No Gas  
Special Notes: \_\_\_\_\_

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**INACCESSIBLE OR OBSTRUCTED AREAS**

- Sub Flooring  Attic Space is Limited - Viewed from Accessible Areas  
 Floors Covered  Plumbing Areas - Only Visible Plumbing Inspected  
 Walls/Ceilings Covered or Freshly Painted  Siding Over Older Existing Siding  
 Behind/Under Furniture and/or Stored Items  Crawl Space is limited - Viewed From Accessible Areas  
 Foundation -- Viewed from Visible and Accessible Areas  
 Mold/Mildew investigations are NOT included with this report; it is beyond the scope of this inspection at the present time.  
Any reference of water intrusion is recommended that a professional investigation be obtained.

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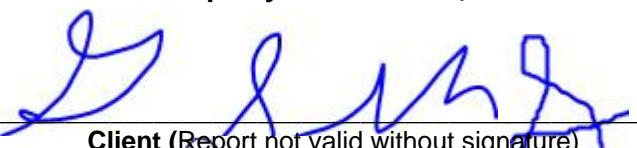
**NOTICE: THIS REPORT IS PAID FOR BY AND PREPARED FOR THE CLIENT NAMED ABOVE.  
THIS REPORT IS NOT VALID WITHOUT THE SIGNED SERVICE AGREEMENT AND IS NOT TRANSFERABLE.**

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I am aware this is a limited visual property condition inspection only of accessible areas. This is a subjective report of the condition of the property only as of the day of the inspection. Cosmetic defects may not be noted. The inspector is not required to point out potential problems with inspected items, or inspect for quality of workmanship, or normal wear and tear. An A/C load study was not performed. Inspector will not find everything wrong with this property. If buyer does not accept this risk, he agrees to call in specialists to perform the inspections. The inspector is not an expert with respect to the items inspected. Where a comment is made, we recommend and buyer agrees to contact a qualified specialist to assess extent of defect/deficiency before going to close. This report does not guarantee dwelling adheres to any electrical, mechanical, plumbing, or building codes.

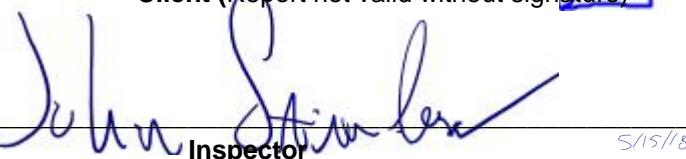
This inspection is made for the benefit of the named party and any lender relying hereon and shall not extend to the heirs, successors or assigns of the named party and is further subject to and accepted with the agreement that the liability of the inspector is limited to the fee charged for this report.

Any dispute between the party for whom this service is rendered and the undersigned inspector related to the contract which is not resolved through informal discussion will be submitted to a mutually acceptable mediation service or provider. The parties to the mediation shall bear the mediation costs equally. *I have read, understand and agree to the above terms.*

  
Client (Report not valid without signature)

3/4/18

Date

  
Inspector

5/15/18

3/4/18

Date

I=Inspected

NI=Not Inspected

NP=Not Present

D=Deficient

I	NI	NP	D
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## I. STRUCTURAL SYSTEMS

### A. Foundations

Type of Foundation(s): Slab

Comments: minimal cracking

**Performance Opinion:** (An opinion on performance is mandatory)

**Note:** Weather conditions, drainage, leakage and other adverse factors are able to effect structures, and differential movements are likely to occur. The inspectors opinion is based on visual observations of accessible and unobstructed areas of the structure at the time of the inspection. Future performance of the structure cannot be predicted or warranted.

The foundation appears to be performing the function intended

#### SUGGESTED FOUNDATION MAINTENANCE & CARE - Proper drainage and moisture

maintenance to all types of foundations due to the expansive nature of the area load bearing soils. Drainage must be directed away from all sides of the foundation with grade slopes. In most cases, floor coverings and/or stored articles prevent recognition of signs of settlement - cracking in all but the most severe cases. It is important to note, this was **not** a structural engineering survey nor was any specialized testing done of any sub-slab plumbing systems during this limited visual inspection, as these are specialized processes requiring excavation. In the event that structural movement is noted, client is advised to consult with a Structural Engineer who can isolate and identify causes, and determine what corrective steps, if any, should be considered to either correct and/or stop structural movement.

### B. Grading and Drainage

Comments:

Note: Any area where the ground or grade does not slope away from the structure is to be considered an area of improper drainage. Minimum-- Six inches of fall per 10 feet.

### C. Roof Covering Materials

Type(s) of Roof Covering: Asphalt Shingles

Viewed From: Roof Level

Comments: shingles appear to overall be in good shape



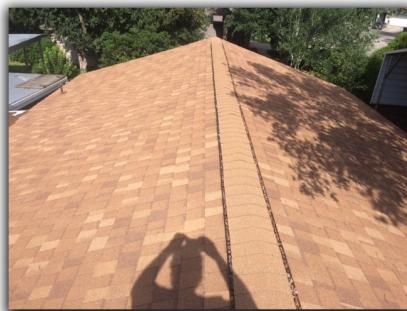
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I NI NP D



\*Life expectancy for roll roofing or salvage roofing is 10 years or less.

Trees/Leaves:

Leaves / debris in the valleys of the roof



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**D. Roof Structures and Attics**

*Viewed From:* Scuttle Entrance

Approximate Average Depth of Insulation: 6-8 inches

Approximate Average Thickness of Vertical Insulation: \_\_\_\_\_

Comments: Soffit and Ridge Venting



soft spot / metal sheathing:



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I NI NP D



**E. Walls (Interior and Exterior)**

*Comments:*

**Interior Walls:**

**Exterior Walls:**

Siding Materials:  Brick  Stone  Wood  Wood byproducts  Stucco  
 Vinyl  Aluminum  Asbestos  Cement Board  Other

Inadequate clearance between siding and grade ---(shop)

Cracks (small crack through mortar at back bedroom window)



Caulking / sealant is needed or missing in some areas (open access into attic)



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I	NI	NP	D
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**F. Ceilings and Floors**

*Comments:*

**Ceiling:**

Kitchen ceiling spot (1 spot loose)



**Floors:**

small crack at back door step

**G. Doors (Interior and Exterior)**

*Comments:*

**Interior Doors**

**Exterior Doors**

**Garage Doors**

Type:  Metal  Wood  Fiberglass  Doors / panels are damaged

**H. Windows**

*Comments:* functioned normally

**I. Stairways (Interior and Exterior)**

*Comments:*

**INTERIOR**

**EXTERIOR**

**J. Fireplaces and Chimneys**

*Comments:*

**Type of Fireplace:**  Factory  Masonry  Free Standing

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**K. Porches, Balconies, Decks, and Carports**

*Comments:*

**L. Other**

*Comments:*

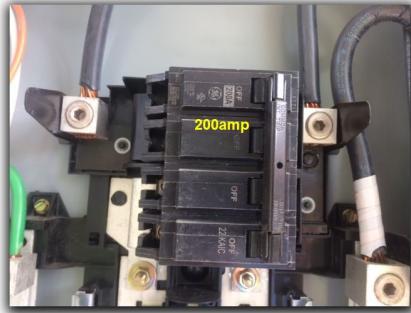
## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels**

*Comments:* 200 amp service / panel was clean

Overhead Service     Underground Service

**Main Disconnect Panel**



Panel:

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

- Panel is not labeled

## B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring:  Copper  Aluminum Conduit \_\_\_\_\_  
*Comments:*

### Outlet and Switches

GFCI are not properly installed or operate properly (ungrounded) bathrooms and outside



Test indicate open ground in left bedroom end of hallway



### Ground/ARC Fault Circuit Interrupt Safety Protection

Kitchen:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Bathrooms:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Exterior:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Garage:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Basement:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Wet Bar:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Living:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Dining:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
Crawlspacel:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial	Laundry:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial
A/C Unit:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial	Pool/Spa:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Partial
Bedroom:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Partial				

No GFCI/ARC Fault protection at one or more location. This is considered a recognized **safety hazard**.

### Fixtures

Ceiling fan inoperable or in need of repair

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### **Smoke and Fire Alarms**

**Smoke alarms are not present** in each sleeping area (one is missing and one needs batteries)

\*Smoke detectors are required on every floor level of a home and in each bedroom

This home should have 4 (1 per bedroom and 1 on main floor-hallway)

### **Other Electrical System Components**

Doorbell / Chime inoperable

## **III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

### **A. Heating Equipment**

*Type of System:* Heat Pump

*Energy Source:* Electric

*Comments:* too warm to test heat

### **B. Cooling Equipment**

*Type of System:* Heat Pump manufactured in 2015

*Comments:* cooling system cooled the home well and quickly

Unit #1:

Supply Air Temp: \_\_\_\_ 62 °F Return Air Temp: \_\_\_\_ 79 °F Temp. Differential: \_\_\_\_ 17 °F

Unit #2:

Supply Air Temp: \_\_\_\_ °F    Return Air Temp: \_\_\_\_ °F    Temp. Differential: \_\_\_\_ °F



Air Handler: manufactured May 2015

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

Condenser: manufactured - January 2015


   
**C. Duct Systems, Chases, and Vents***Comments:* Tested for air leaks / None found

Ductwork appears to be in good condition and sealed

**Type of Ductwork:**  Flex Ductwork  Duct Board  Metal

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I	NI	NP	D
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## IV. PLUMBING SYSTEMS

### A. Plumbing Supply, Distribution Systems and Fixtures

*Location of water meter:* Back Alley

Functional Flow Inadequate

*Location of main water supply valve:*



*Static water pressure reading:* 45psi

below 40 psi  above 80 psi

Lack of reducing valve over 80 psi



*Comments:*

**Water Source:**  Public  Private  
**Operate 2 faucets simultaneously**

**Sewer Type:**  Public  Private

### Sinks

**Comments:** Master Bathroom

Sink leaks into cabinet below (Master Bathroom)

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D=Deficient

I  NI  NP  D



**Exterior Plumbing**

**Comments:** \_\_\_\_\_

**B. Drains, Wastes, and Vents**

*Comments:*

**C. Water Heating Equipment**

*Energy Source:* Electric

*Capacity:* 40 gal

*Comments:* Hot water heater located in the remodeled former garage area which has a step down from the main level of the home

**Lack of pan and drain system/improper termination**



**D. Hydro-Massage Therapy Equipment**

*Comments:*

**E. Other**

*Comments:*

**V. APPLIANCES**

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**A. Dishwashers**

*Comments:* functioned normally

**B. Food Waste Disposers**

*Comments:* functioned

**C. Range Hood and Exhaust Systems**

*Comments:* functioned normally

**D. Ranges, Cooktops, and Ovens**

*Comments:*

**Range Type:**  Electric  Gas

**Oven(s):**

Unit #1:  Electric  Gas

Tested at 350°F, Variance noted: 2-8 °F (max 25°F)

Unit #2:  Electric  Gas

Tested at 350°F, Variance noted: \_\_\_\_\_ °F (max 25°F)

**Normal: Shot 348F-356F temp**

**E. Microwave Ovens**

*Comments:* functioned

**F. Mechanical Exhaust Vents and Bathroom Heaters**

*Comments:* functioned

**G. Garage Door Operators**

*Comments:*

**H. Dryer Exhaust Systems**

*Comments:* Vent was dirty / clean periodically

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**I. Other**

*Comments:*

Pictures of Previous Infestation of Subterranean Termites:



Wood Rot:



**TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT****Page 1 of 4**

1111 Home Place

Inspected Address

Corpus Christi

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 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. Saunders Home Inspections / Wenske Pest Control SPCB TPCL 10571

Name of Inspection Company

SPCS Business License Number

1B. 229671C. 15337 Bowsprit Court

Address of Inspection Company

Corpus Christi TX 78418

City

State

Zip

(361) 558 7633

Telephone No.

1D. John Saunders / 0784647

Name of Inspector (Please Print)

1E. Certified Applicator

(check one)

Technician

2. 100618052329

Case Number (VA/FHA/Other)

3. Sunday, March 4, 2018

Inspection Date

4A. Sample Report

Name of Person Purchasing Inspection

Seller  Agent  Buyer  Management Co.  Other 4B. Report, Sample

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. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. residence

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

Licensed and Regulated by the Texas Department of Agriculture  
PO Box 12847 Austin, Texas 78711-2847  
Phone 866-918-4481, Fax 888-232-2567

SPCS/T-4

(Rev. 09/01/07)

Buyer's Initials \_\_\_\_\_

## TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

Page 2 of 4

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 checked="" type="checkbox"/>	Insulated area of attic	<input checked="" type="checkbox"/>	Plumbing Areas	<input checked="" type="checkbox"/>	Planter box abutting structure	<input checked="" type="checkbox"/>
Deck	<input type="checkbox"/>	Sub Floors	<input type="checkbox"/>	Slab Joints	<input checked="" type="checkbox"/>	Crawl Space	<input type="checkbox"/>
Soil Grade Too High	<input type="checkbox"/>	Heavy Foliage	<input type="checkbox"/>	Eaves	<input type="checkbox"/>	Weepholes	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>	Specify: <u>attic had no walkway</u>					

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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)	<input type="checkbox"/>	Wood to Ground Contact (G)	<input checked="" type="checkbox"/>	Formboards left in place (I)	<input type="checkbox"/>	Excessive Moisture (J)	<input type="checkbox"/>
Planter box abutting structure (O)	<input type="checkbox"/>	Footing too low or soil line too high (L)	<input type="checkbox"/>	Wood Rot (M)	<input checked="" type="checkbox"/>	Heavy Foliage (N)	<input type="checkbox"/>
Insufficient ventilation (T)	<input type="checkbox"/>	Wood Pile in Contact with Structure (Q)	<input type="checkbox"/>	Wooden Fence in Contact with the Structure (R)			
		Other (C)	<input type="checkbox"/>	Specify: <u>shop area wood to ground contact</u>			

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

8A. Subterranean Termites	Active Infestation	Previous Infestation	Previous Treatment
8B. Drywood Termites	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8C. Formosan Termites	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"/>
8D. Carpenter Ants	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"/>
8E. Other Wood Destroying Insects	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: no evidence of prior treatment posted

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: no sticker posted

8G. Visible evidence of: previous infestation of subterranean termites (although they are not currently active) has been observed in the following areas: back shop area/far right corner

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)

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:

Specify reason: \_\_\_\_\_ Yes  No

Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: NO

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

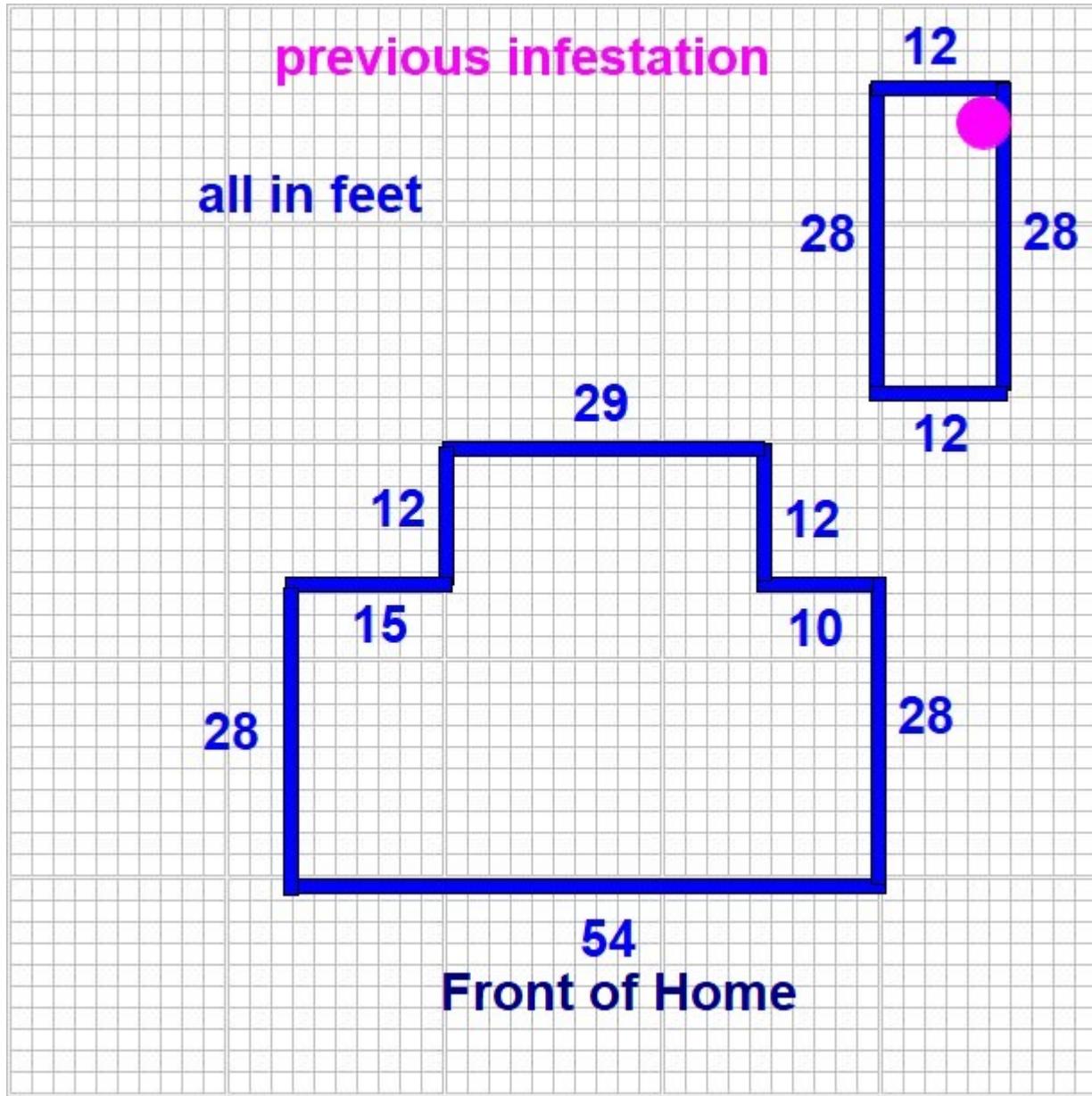
10B. \_\_\_\_\_

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: \_\_\_\_\_  
 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 Previous infestation of subterranean termites was found in the Shop area only.

**TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT****Page 4 of 4**

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 which I am acting is associated in any way with any party to the transaction.

Signatures:

11A. John W. Winkler 0784647

Inspector

Approved:

11B. John Winkler TPCL 10571

Certified Applicator and Certified Applicator License Number

Notice of Inspection Was Posted At or Near

- 12A. Electric Breaker Box   
Water Heater Closet   
Bath Trap Access   
Beneath the Kitchen Sink

12B. Date Posted 3/4

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: \_\_\_\_\_

Signature of Purchaser of Property or their Designee

Date

3/4/18