

1979 American Ln
Inspected Address

Plano
City

75093
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.
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.
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.
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).
H. There are a variety of termite control options offered by pest control companies.
I. There are some specific guidelines as to when it is appropriate for corrective treatment to be recommended.
J. If treatment is recommended based solely on the presence of conducive conditions, a preventive treatment or correction of conducive conditions may be recommended.

1A. A North Texas Termite Specialist - A.N.T.T.S Name of Inspection Company
1B. TDA - TPCL 13710 SPCB Business License Number
1C. 7017 Green Ridge Trl Address of Inspection Company
North Richland Hills, TX 76180 817-336-3130 City State Zip Telephone No.
1D. Bruce W. Carr Name of Inspector (Please Print)
1.E Certified Applicator Technician [X] (check one)
2. unavailable / undetermined Case Number (VA/FHA/Other)
3. 11/9/2010 Inspection Date

4A. Client Name of Person Purchasing Inspection
Seller [] Agent [] Buyer [X] Management Co. [] Other [] NA
4B. seller Owner/Seller
4C. REPORT FORWARDED TO: Title Company or Mortgagee [] Purchaser of Service [X] 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 Board. This report is made subject to the conditions listed under the Scope of Inspection. A diagram must be attached including all structures inspected.

5. PRIMARY RESIDENCE

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

6A. Were any areas of the property obstructed or inaccessible? Yes [X] No []
6B. 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 [X] Crawl Space []
Soil Grade Too High [X] Heavy Foliage [] Eaves [X] Weepholes [X]
Other [X] Specify: REFER TO 6A-6B of ADDENDUM PAGES ATTACHED WITH THIS REPORT

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

TEXAS OFFICIAL WOOD DESTROYING INSECT REPORT

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 checked="" type="checkbox"/>
Planter box abutting structure (O) <input type="checkbox"/>	Footing too low or soil line too high (L) <input checked="" 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) <input type="checkbox"/>	

Other (C) Specify: Refer to 7A & 7B of the addendum for related information.. Some conducive conditions are common in residential construction. Correction should be considered when at all feasible. Some conditions and need for correction may be regarded as subjective.

8. Inspection Reveals Visible Evidence in or on the structure:	Active Infestation	Previous Infestation	Previous Treatment
8A. Subterranean Termites	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8B. Drywood 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"/>
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: Not Applicable

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: SEE ADDENDUM ATTACHED WITH THIS REPORT regarding treatment evidence discovered. Also, refer to the seller's disclosure for possible related information.

8G. Visible evidence of: SEE ADDENDUM & Diagram (pg 3) has been observed in the following areas: SEE ADDENDUM & Diagram (pg 3) for comments about discovered evidence of prior or current wood destroying insect activity. Also, refer to the seller's disclosure for possible related information.

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

The conditions conducive to insect infestation reported in 7A & 7B:

9. Will be or has been mechanically corrected by inspecting company: Yes No

If "Yes," specify corrections: This company did not correct conducive conditions. Corrective services are sometimes available for additional fees. Return visits to the property for verification of correction and or producing additional reports require additional service fees.

9A. Corrective treatment recommended for active infestation or evidence of previous infestation with no prior treatment as identified in Section 8. (Refer to Part G, H, and I, Scope of Inspection) Yes No

9B. A preventive treatment and/or correction of conducive conditions as identified in 7A & 7B is recommended as follows: Yes No
 Specify reason: Refer to sections 7A & 7B – 9A & 9B on page 2 of the addendum for related information.

Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects: A.N.T.T.S. has NOT treated this building / residence

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

10B. A.N.T.T.S. has NOT treated this building / residence N/A N/A
 Date of Treatment by Inspecting Company Common Name of Insect Name of Pesticide, Bait or Other Method

This company has a contract or warranty in effect for control of the following wood destroying insects: Yes No List Insects: N/A A.N.T.T.S. offers a warranty for one year from the date of this inspection. Warranty IS NOT in effect nor will it be considered until "client" returns by mail a completed warranty form & payment to A.N.T.T.S. at the address on line 1C. NO OTHER WARRANTY OR GUARANTEE IS INCLUDED NOR IMPLIED. This Report is non-transferable, and may only be used by the purchaser of this report.

If "Yes", copy(ies) of warranty and treatment diagram must be attached.

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 PO Box 12847, Austin, Texas 78711-2847
 (512) 305-8250

SPCS/T-4

(Rev. 09/01/07)

Buyer's Initials _____

A.N.T.T.S. Addendum to the Texas Wood Destroying Insect Report
Page 1 of 3 that supports the SPCB WDI report

A.N.T.T.S. offers a One-year Termite Warranty. Find out more at: www.antts.biz

Property Occupied /obstructions present Vacant Vacant with stored items / obstructions Dark-morning / night
Weather: Temp: 60 - 70 Degrees Dry Recent Rain Light Rain Rain Stormy Ice / Snow
Visibility: Clear Mostly sunny Partly to Mostly Cloudy Overcast Moderate Winds High Winds

The following is an addendum to the wood destroying insect report provided by A.N.T.T.S., Inc.

This addendum contains vital information that explains obstructed areas, conducive conditions, past and present termite activity, if any. Read this addendum in its entirety. This addendum is not complete until you see "end of the addendum page" on page 6.

This report is prepared exclusively for the person named on line 4A of the Official Texas Wood Destroying Insect Report and is not transferable in any manner. If you are a third party reviewing this report you must hire another licensed inspector to represent you on this property.

Very Important notification: This report attempts to provide information to you about wood destroying insect activity on the building inspected. The inspection consists of a licensed inspector spending a limited amount of time in and around the building observing readily accessible areas for visible evidence of wood destroying insect activity. This cursory and superficial inspection intends to reduce your risk and is not designed to eliminate or assume your risk. Previous or future inspections, including remodeling activities, may discover additional findings this report did not. This inspection is cursory or general in nature and may not discover all wood destroying insect activity or conditions, be they accessible or inaccessible areas. It is important to know that damage or conditions beyond what the inspector was able to find may exist. This service does not warrant or guarantee the property to be free of wood destroying insects or damage or that all activity has been found. This inspection service will not pay for the repair or treatment of undiscovered problems. Be advised, every building is likely to experience wood destroying insect activity and chemical treatments. Please read the report in its entirety, including the "WDI Explanations & Limitations" addendum, and call if you have questions.

Regarding 8F- 8G Visible evidence: Additional comments

Prior evidence of subterranean termites was indicated by damaged woods at the master bedroom & tunnel debris at the southwest closet Refer to the seller's disclosure for possible information regarding this item. The extent of damage is undetermined, and often requires removing building materials. Excavation and subsequent repair of hidden damage and related areas is often not cost effective, though sometimes considerable damage is discovered. Depending on the risk you are willing to accept, the cost of invasive investigation may be subjective.

Past treatment was indicated by notices (stickers) posted in the home. Posted dates of treatment appeared to be 2004 & 2006. Refer to the seller or treating company for detailed information regarding past treatments.

Evidence of some form of past treatment was indicated by markings of drilled holes at 83 east & 4 west locations. The extent of treatment, type of chemical(s), effectiveness of treatment, and other conditions remain undetermined. Refer to the seller or occupant for possible related information.

Bait stake at the northwest corner appeared to lack recent monitoring/service history. Refer to the seller/occupant for related information.

Refer to the diagram for locations of evidence, if such evidence was discovered.

Regarding 6A – 6B Obstructive Conditions: Additional comments

The report will not identify all obstructed areas. Some obstructions are: materials over concrete cracks; Cracked corners on concrete slabs; Mortar dressed slab edges; Joints in multilevel foundations; Wing walls and planters adjacent the building; Wood floors under carpet or furnishing; Behind tarpaper or other materials covering piers; Inside masonry block or stacked brick; Behind vinyl or aluminum siding; concrete foundations with an elevated wood floor system; Behind upholstered walls; Any undecked insulated attic with less than 5 feet of headroom or unsafe areas; For safety reasons, wood roof surfaces are usually not walked upon. If the inspector makes an extra effort to walk on a wood roof it is understood that a cursory observation of large areas is done. Shingle by shingle inspection for drywood termites, wood borers or other conditions is not performed. Any crawlspace with less than 2 feet of clearance Any extra effort to enter an obstructed crawlspace is beyond the scope of the service and all areas will not be seen; Air ducts in crawlspaces or attics; Condition of any ducts in concrete is undetermined; The inspector does not touch, probe or sound every square foot of wood construction components. Inspection is cursory and visually done from many feet away in most circumstances. Bear in mind that it is possible for damaged wood to exist and not exhibit evidence of performance failure Although the inspector might move a small item as a gratuitous added service, it should be understood that moving furniture, stored items and obstructions is beyond the scope of the inspection and conditions behind such remain undetermined.

- The home is aged; Termites are known to be in this neighborhood, and have likely been at this property. Realistically, termites may currently be under or in this property at undiscovered locations. Have the property inspected annually for wood destroying insects and when they are discovered, treatment will be necessary.
- The home was being painted / remodeled. Some conditions or prior evidence may have been covered and undiscovered. Refer to the seller's disclosure for possible information regarding prior insect activity, treatment, and remodeling.
- The home was furnished, occupied, or had storage, and many areas were not readily accessible and obstructed from inspection. Some conditions are undetermined.
- Bark mulch was higher than recommended at front & southeast areas. This obstructs visibility and access for inspection. The condition is also conducive for wood destroying insects.
- An elevation change of the foundation was noted. There is a chance that form materials may remain in the area below the floor. There is a chance that the materials were/are in contact with soil, and a potential for wood destroying insect activity. This area is obstructed and potentially conducive.
- There are joints at the concrete slabs between the home's foundation and the patio / porch slabs / threshold, etc. These joints obstruct the inspection of these areas. If siding/veneer is low at these joints, it is also conducive to wood destroying insect entry.
- Brick is at or below the level of the patio slab. The foundation edges are obstructed. Conditions remain undetermined.
- Wing walls were present at one or more areas of the home. These locations are obstructed and are somewhat higher risk for termite activity. Monitor the property, have the home inspected periodically, and have the property treated when needed.
- Attics are obstructive by design. Perimeters, under decking, insulated areas, etc are obstructed, and are not comprehensively inspected. The home in general has obstructed areas including but not limited to wall voids, insulation, floor coverings, cabinets, etc. Even when vacant, the home is NOT inspected on an "inch by inch" basis. This is a limited, visual, cursory inspection. Refer to "Scope of Inspection" on page one.

Crawl space/subfloor Wet / Inaccessible area Floor coverings Foundation Cracks Wall Voids

Regarding 7A - 7B Conductive Conditions: Additional comments

Conductive conditions are those situations that tend to promote or assist insect activity. Many of the mandatory conductive condition comments on the Texas form represent common construction or landscaping practices. Some of the conductive conditions on the Texas form rely on the subjective opinion of the inspector conducting the inspection. Immediate correction or modification of the conditions may not always be required or justified and there are many situations where an ongoing inspection or monitoring plan can be implemented. You may find a periodic inspection program that utilizes low impact pest control methods satisfactory in your situation. Be advised, lenders are accustomed to rejecting funding on the basis of a condition being identified as conducive. This practice of wholesale loan rejection is now obsolete and may not be justified in all situations. If this report identifies situations as conducive we recommend you show your lender the report in advance of closing so that any objections can be addressed. If we are required to re-inspect corrected conditions or reproduce report paper work a service charge of at least \$50 is required.

- Plumbing penetrations through slab foundations are conducive by design. It is undetermined if this home was pre-treated during construction.
- Refer to diagram for general location of conducive conditions noted below and other important information.

I = improvement/correction recommended; M = Monitor this item periodically and maintain as needed

I	M	Conditions Conducive to wood destroying organism(s) discovered at property as required by the SPCS (formerly SPCB) of Texas Dept of Agriculture
General or other (C) conducive conditions; considered conducive by nature or by design		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (C) <u>Foundation cracks</u> <input type="checkbox"/> discovered or <input checked="" type="checkbox"/> suspected / likely (below floor coverings, walls, etc).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (C) <u>Corner cracks</u> This report does not address the structural significance/insignificance of foundation cracks.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (C) <u>Foundation joints</u> - two adjacent foundations, <input checked="" type="checkbox"/> patios / porches, <input type="checkbox"/> additions, <input type="checkbox"/> floating slab, <input checked="" type="checkbox"/> wing wall;. <input type="checkbox"/> other
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (C) <u>Sunken / Raised Foundation</u> at one or more rooms. Potential for existence of (I) forms from construction and (M) rot
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (C) <u>Stucco / Artificial stucco</u> cladding low to grade / soil, or otherwise conducive by design or installation method.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (C) <u>Mortared foundation edge</u> at some or all perimeters
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (C) <u>Wood shingle roof with overlay</u> (composition shingle or other)- conducive to carpenter ants
Wood to ground conditions; form boards; wood debris; Ideally minimum 6' from structure wood destroying insects may be present and undiscovered; Also often includes undiscovered (M) Rot Remove cellulose debris minimum 6 feet away from the structure & 6 inches above soil		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (cG) <u>Wood / Bark, mulch, ,</u> <input type="checkbox"/> expansion-boards slab joint, <input type="checkbox"/> storage building on wood base, etc-
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cG) <u>Wood / Timbers,</u> railroad ties, <input type="checkbox"/> stumps on soil adjacent the structure
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cG) <u>Wood Deck-</u> appears to be <u>treated/pressurized</u> lumber; Monitor this item periodically and repair if / when needed.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cG) <u>Wood Deck-</u> does NOT appear <u>treated/pressurized</u> or is aged and susceptible to insect attack and rot/moisture damage.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cG) <u>Wood to ground contact</u> -
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cl) <u>Form boards</u> or wood stakes remaining in the soil in proximity to the structure
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cK) <u>Wood debris-</u> around & or below the structure, may include rot conditions.
Moisture; leakage, grading/drainage, moisture intrusion, etc; presence or history of fungus is not addressed by this report		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cJ) <u>Moisture- Leakage</u> or plumbing drainage:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cJ) <u>Moisture- Leakage implied</u> by
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (cJ) <u>Moisture- Drainage</u> incorrect adjacent, or below the building; / negative slope, low or eroded areas, etc
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cJ?) <u>Moisture- Drainage</u> questionable / marginal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cJ) <u>Moisture- Crawl space-</u> High moisture conditions below the building from poor grading, lack of ventilation, etc.
High Soil / Low structure; minimum 4" below masonry; 6" below cellulose- Avoid negative drainage/moisture if modifying soil/veneer		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (cL) <u>Grade too high-</u> Soil / landscaping materials high adjacent the building; <input type="checkbox"/> <u>Soil</u> or <u>Ant pile</u> at or above veneer
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (cL) <u>Siding / stucco / other veneer</u> near, at, or below grade <u>at a foundation joint;</u> i.e. siding / trim low at concrete joint of patio perimeter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cL) <u>Low clearance</u> in crawl space (<18") between ground and wood framing; <input type="checkbox"/> Low clearance below deck / building adjacent home
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cL) Other:
Wood Rot / Decay; This report does not address the structural significance/insignificance of moisture damaged components		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> (cM) <u>Rot:</u> - moisture damaged wood at south & northeast eaves & at the garage overhead door frame
Foliage; Recommend trimming shrubs to a minimum 6 inches and trees a minimum 5 feet from structure; maintain clearances		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cN) <u>Foliage</u> touching the building; <input type="checkbox"/> <u>Trees</u> touching walls / roof; <input type="checkbox"/> <u>Ivy</u> or similar growing on the building
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cN) <u>Red-tip-photenias.</u> In proximity to the structure; may also include rot conditions within the shrub.
Planters; wood piles; fencing; ventilation		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cO) <u>Planters</u> - Soil filled; This feature often also includes (L) high soil, and (J) poor drainage conditions
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cQ) <u>Wood pile</u> adjacent home. Store at least 6 feet away from the home and rest upon a non-cellulose rack; min 6 inches above grade
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cR) <u>Fence</u> touches the home; the SPCB considers this additionally conducive to wood destroying insect activity.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> (cT) <u>Ventilation</u> is marginal or poor. Deficient ventilation in <input type="checkbox"/> attic <input type="checkbox"/> crawl space is conducive to wood destroying insects.

ADVISORY: Recommend correction of conducive conditions when economically feasible; or prior to closing if you are unwilling to accept the risk and responsibility of monitoring and maintaining the property.

Regarding 9A & 9B Additional comments- refer to sections I & J of Scope of Inspection, page 1

Recommend Correction of conduces as listed above - if you are unwilling to accept the risk of maintaining the home in its current condition, you should arrange for correction of all conducive conditions at the property & obtain warranty information from the company correcting those conditions; if wood destroying insects are discovered during conducive correction; treatment will be necessary; monitor & have annual wood destroying insects inspections; treat when/if wood destroying insects are discovered. Or as a preventative measure if you are concerned.

GENERAL COMMENT AND LIMITATION STATEMENTS FOLLOW**General Statement**

Thank you for using A.N.T.T.S., Inc. TPCL# 13710 to conduct your Wood Destroying Insect (WDI) inspection. The purpose of the inspection is to provide a cursory observation of the readily accessible areas of the building in order to report observed WDI activity. Opinions are made based upon what was seen at the time of inspection. Furniture, stored items and flooring are not moved for inspection purposes. It is important to understand that while the inspection attempts to reduce your risk it will not eliminate your risk. Although the inspector tries to be thorough, this cursory report does not represent all insect activity or damage to have been discovered or completely reported. Such expectation is simply beyond the scope of our service. Guarantees, warranties or protection against errors and omissions are not expressed or implied.

Read the report, it is important!

It is important that you and all interested persons read the report, the inspection agreement and any addenda, before the property is purchased. If you have questions or are unclear regarding our findings, please feel free to call before you buy the property. Of course you may also feel free to call us with a question after you purchase the home.

Ask for the sellers' disclosure notice

We recommend you ask for the sellers' disclosure notice. The disclosure notice is important because it may address an issue our inspection does not discover. Do not withhold information from the inspector to see if he or she will "find it." The more information we are provided, the better service we can provide. When you obtain a copy of the sellers disclosure form, you should request copies of all known WDI (termite) inspections, treatments and damage repairs. If differences exist between this report and other documents, please contact the inspector to discuss such prior to closing.

Past or future inspections

Past or future inspections may discover additional findings or render different opinions. If we were to inspect this property a second time a new finding or opinion might be discovered. Future changes or interpretations of the Structural Pest Control Board (SPCB) inspection Standards may cause conditions to be reported on a future inspection that are not included in the report: Recommend correction of: any and all J (moisture) & M (rot) conditions if present. Recommend correction of all conducive conditions if you are unwilling to accept the risk and responsibility of monitoring and maintaining the property.

General limitations

Unless specifically stated, the following is not determined: Toxicological or environmental conditions; the presence of plumbing leaks; Site drainage; Ventilation calculations; code conformance; the life expectancy of type of treatments. Annual inspections are recommended as a preventative measure.

Guarantees and warranties

This inspection does not provide any warranty or guarantee regarding treatment of wood destroying insects or their damage. The cursory nature of the inspection makes it impossible to make guarantees. The inspection is of readily accessible visible areas and it is entirely possible for insects such as termites, to remain undetected until after our inspection.

Pesticide contamination

This inspection does not inspect for pesticide or chemical contamination in any form or fashion. Unless stated, the report does not determine if chemicals have been applied in the past. Any mention of past chemical usage is gratuitous and incomplete. Chlordane has not been used since the late 1980's and in June of 2000 the popular chemical chlorpyrifos (Dursban) was removed from most market applications. If you are concerned about pesticides you should contact an appropriate specialist. Perhaps the Texas Department of Health can provide assistance in locating such companies.

Damage

Reporting and assessing the amount of WDI damage is not required by the Texas Structural Pest Control Board and unless specified is beyond the scope of this inspection. Be advised that it is entirely possible for damage to remain undetected and unreported. Any damage reported should be considered to be a partial representation of the discovery and further inspections may be required to fully assess scope of damage. Destructive examinations might be required to fully assess scope of damage. Destructive examinations might be required to fully assess damages. This inspection intends to reduce risk but will not eliminate risk. The inspector does not sound, push or probe every square inch of a building. We do not use specialized inspection techniques such as dogs, audio equipment of fiber optic bore scopes. It is possible for damage to be overlooked, patched up or painted over. In the words of the Structural Pest Control Board: "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." Some areas where damage can remain undiscovered are: siding materials; studs; joists; drywall; plumbing areas; showers; baseboards; rafters; posts; attics and crawlspace areas and or containing air ducts; wood floor systems.

Subterranean termites

Subterranean termites are very common in the north Texas region. They are so common that our opinion is it's a matter of "when" termites will infest a building and not "if". We find that in general buildings less than 3 years old have less risk. We do occasionally find termites on younger buildings; however it is the exception rather than the rule. Buildings that are older than 3 years seem to be in the highest risk category. Our experience leads us to believe that most buildings will have some sort of treatment done before it is 10 years old. If we report this home as not showing visible signs of termite infestation you should understand that it is simply a matter of time before they show up and a corrective action will be needed.

Treating for subterranean termites

Treatment for subterranean termites has traditionally focused on creating a chemical barrier by placing pesticides on the soil around and sometimes under a home. Previous chemicals like chlordane were very effective but were removed from the market place due to misapplications and suspected dangers. We do not test for chemical contamination and, if you are interested in such, you should consult an expert on the matter. It is our opinion that reinfestation is a matter of when and not if, on the good side new chemicals have been developed and are working well.

Drywood and Formosan termites

Drywood termites are uncommon in this region but have been reported in isolated circumstances. Formosan termites have been found in all major DFW area counties and their spread is expected to increase. It seems that cold winters and drier conditions discourage significant colony growth at this time. The inspector does not inspect rail road ties or bark for the insects. When isolated infestations are discovered, they are usually related to import infested construction or landscaping materials. Treatments for these insects vary and are much more expensive and difficult than that for subterranean termites. It is recommended you ask the seller to disclose specifically if the home has had drywood or Formosan termite species prior to closing. For further information concerning activity of Formosan insects contact the Texas Structural Pest Control Board and Texas A&M University as it is my understanding they may be monitoring this subject. If active termites are found you should have the type identified before treatment is done. It is very easy to confuse subterranean and Formosan termites.

Wood boring beetles

There are many types of wood boring beetles. It is common to find occasional prior beetle activity in wood construction materials such as joists and wood trim. In most cases, we do not see damage occurring. In almost all cases the infestation is inactive due to wood processing techniques such as kiln drying. Occasionally active beetles' found. Wood boring beetle damage occurs slowly so there is no need for panic if the beetles are detected. Tenting and fumigating an entire building may not be justified in all cases. Most infestations can be successfully treated via local treatments or wood removal. Powder post beetles are usually found in woods such as ash paneling and trim. Unfortunately, beetles can infest wood without being readily detectable. They are usually imported to the site as concealed larvae in wood materials. Post inspection emergence is infrequent but nonetheless a possibility.

Carpenter ants

Carpenter ant detection is dependent on foraging activities and seasonal factors. In warmer weather the ants are more active at night. Carpenter ants do not eat wood; instead they excavate galleries in which they nest. Many times the ants will nest in wall voids or insulation. Preferred nesting areas tend to be moist and perhaps associated with a wood rot condition. Damage is slow to occur in most cases and radical emergency treatment actions are usually not justified. The ants are common in densely foliated areas and keeping foliage trimmed away from buildings will reduce risk of infestation. Various treatment methods exist. If your home is in an area with moisture and copious vegetation you should expect periodic encounters with the insects.

Insect specie identification

Although the inspector has general knowledge of the biology, habits, and identification of insects such as Wood Bores, Drywood termites and Formosan termites, the inspector should not be considered an identification expert due to the infrequency in which some of these insects are encountered. The inspector will attempt to be accurate; however incorrect identification of insect specie is possible. No warranty or guarantee is made regarding correct insect specie identification. Precise entomological identification services are available by your request for an additional fee. **This is the end of the addendum pages.**