



Birds, Bats & Wood Destroying Insects

# INVOICE

WDI Inspection For:  
7529 FM 2446  
Franklin, Texas 77856  
9032854065

bryanrosewell@gmail.com

Client: Chance Rosewell

Report Number: 262980997

Invoice Date: Monday, November 30, 2020

Total Amount Due

**\$189.44**

Quantity	Description	Unit Price	Amount
1	Base Amount	\$175.00	\$175.00
1	Tax (8.25%)	\$14.44	\$14.44
<b>Subtotal:</b>			<b>\$189.44</b>

**Pay Now**

**Amount Due**

**\$189.44**

Randy Lee Inspections, LLC • (979) 690-6775 • [appointments@randyleeinspections.com](mailto:appointments@randyleeinspections.com)

Thank you for your business!

Please send payment to:

PO Box 456

Wellborn, TX 77881



*Birds, Bats & Wood Destroying Insects*



Texas WDI Report For: 7529 FM 2446, Franklin, TX 77856  
Prepared Exclusively For: Chance Rosewell  
Inspected On: Monday, November 30, 2020

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Copied To:  
receptionist@aggielandtitle.com  
abbiewalshrealtor@gmail.com  
bryanrosewell@gmail.com  
appointments@randyleeinspections.com

Randy Lee Inspections, LLC, PO Box 456 Wellborn, TX 77881

## 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.

7529 FM 2446

Inspected Address

Franklin

City

77856

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.

7529 FM 2446

Franklin

77856

Inspected Address

City

Zip Code

1A. Randy Lee Inspections, LLC

1B. 0731911

Name of Inspection Company

SPCS Business License Number

1C. PO Box 456 Wellborn, TX 77881

(979) 690-6775

Address of Inspection Company

City

State

Zip

Telephone No.

1D. Randy Lee

1.E

Certified Applicator  
Technician

(check one)

Name of Inspector (Please Print)

1F. Monday, November 30, 2020  
Inspection Date

2. Chance Rosewell

Seller  Agent  Buyer  Management Co.  Other

Name of Person Purchasing Inspection

3. \_\_\_\_\_  
Owner/Seller

4.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 Department of Agriculture 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. Home

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  Pier & Beam  Pier Type: \_\_\_\_\_ Basement  Other: \_\_\_\_\_  
Siding: Wood  Hardie Plank  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:  
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

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. Randy Lee 0560526  
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  8B. Date Posted: 11/30/20  
Water Heater Closet   
Beneath the Kitchen Sink

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: \_\_\_\_\_

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: \_\_\_\_\_

Inspected Address

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

City

Active Infestation

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

Previous Infestation

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

Zip Code

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:

None Visible. No Postings Found.

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

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

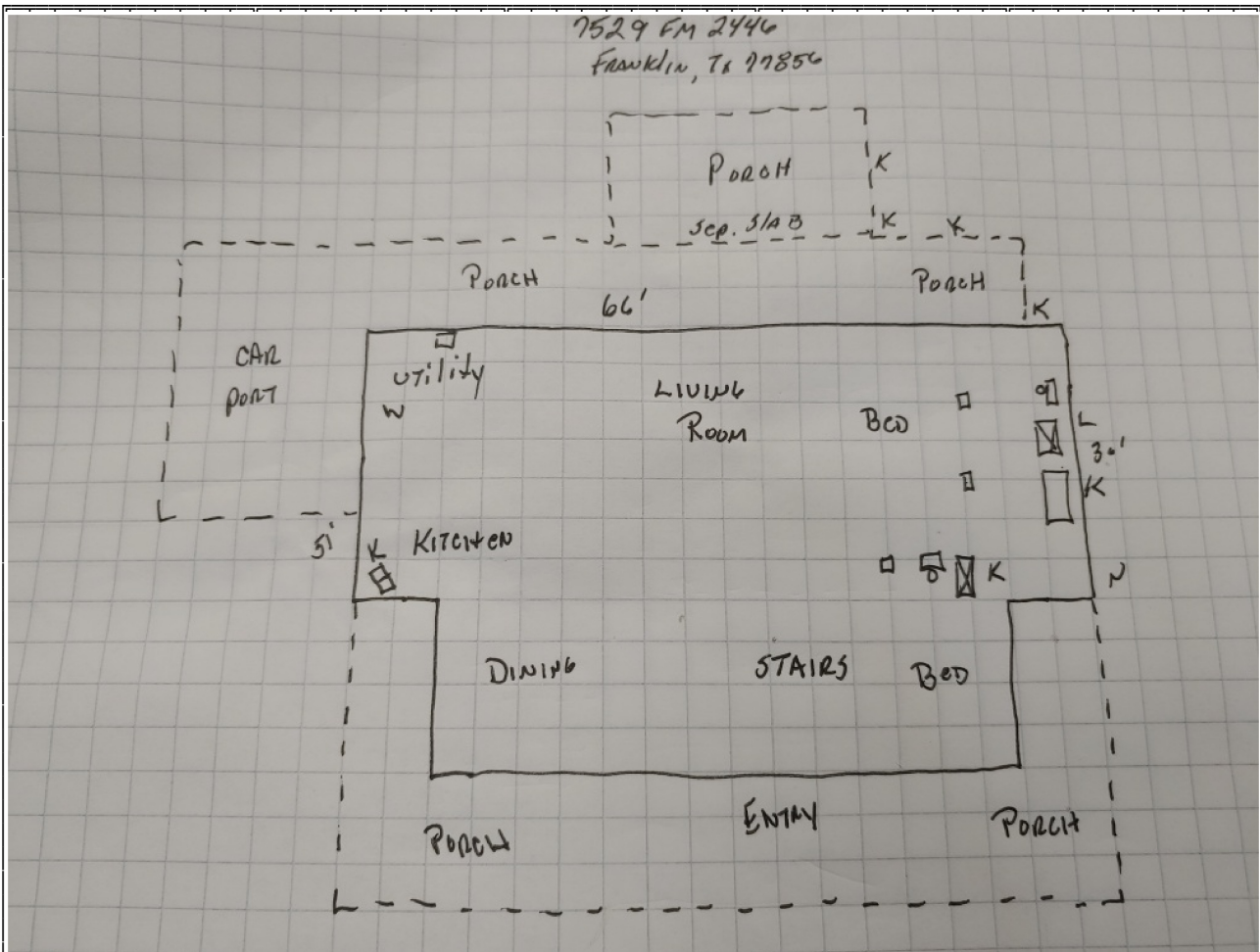
12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes  No

Specify reason:

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 No Access to Tub traps



Additional Comments WDI 2015

7529 FM 2446

Franklin

77856

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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: 5

Signature of Purchaser of Property or their Designee \_\_\_\_\_ Date \_\_\_\_\_

Customer or Designee Not Present **Buyer's Initials** \_\_\_\_\_



# Inspection Summary From Your Inspector

## INSPECTION SUMMARY

Thank You Chance and Abbie Walsh,

During my visual inspection today, I did not see any visible signs of active wood destroying insects.

## GENERAL PEST CONTROL

The best time to do a general pest control treatment is when the home is empty.

Best Regards,

Randy Lee

## Photos

### SECTION 10A - CONDUCTIVE CONDITIONS



K. Debris on roof & gutters



K. Debris on roof & gutters



L. Ground High on slab



N. Heavy foliage

# GRAPH GUIDE

## Conductive Conditions

### **G=Wood To Ground Contact**

**Increases the Chance of:** Termites, Fire Ants, Wood Rot, and all other Ants.

**Remedies:** Correct all Wood to Ground Contact, no Siding or wood trim in contact with the ground.

### **I=Form boards left in Place**

**Increases the Chance of:** Termites, Carpenter Ants, Fire Ants.

**Remedies:** Remove when they rot out and replace with caulk or sand.

### **J=Excessive Moisture**

**Increases the Chance of:** Termites, Carpenter Ants, and all other Insects.

**Remedies:** Fix all leaks; correct all standing water around home, All water and gutters should drain away from the slab.

### **K=Debris Under or Around Structure**

**Increases the Chance of:** Termites, Carpenter Ants, Harbors all insects, Wood Rot, Wood Boring Beetles, Carpenter Bees.

**Remedies:** Keep all debris away from the home. Bricks, Stored wood, leaves & Compost, Keep Gutters & Roof clean of leaves & limbs.

### **L=Footing too Low or Soil Line too High**

**Increases the Chance of:** Termites, Fire Ants, Moisture Damage.

**Remedies:** Try to keep a minimum of 2 to 4 inches of slab exposure around the home.

### **M=Wood Rot**

**Increases the Chance of:** Termites, Carpenter Ants, Carpenter Bees, Wood Boring Beetles, all other Insects.

**Remedies:** Replace all wood rot, caulk and seal, keep all exterior wood painted and sealed.

### **MS=Moisture Stains**

**Increases the Chance of:** Termites, Carpenter Ants, all other insects.

**Remedies:** Need to have checked to make sure there is still not an active leak.

### **N=Heavy Foliage**

**Increases the Chance of:** Carpenter Ants, Spiders, Wood Rot.

**Remedies:** Keep all tree limbs trimmed back 4 foot from structure. Keep all shrubs, vines, and crepe myrtles 18 inches to 2 foot off the structure.

### **O=Planter Box Abutting Structure**

**Increases the Chance of:** Termites, Carpenter Ants, Fire Ants, Moisture Damage.

**Remedies:** Remove the Planter Box, or remove all the soil from the Planter Box and seal try not to put soil back in to the Planter Box.

Make sure Planter Box has holes at the bottom to drain water away from the structure.

### **Q=Wood Pile in Contact with Structure**

**Increases the Chance of:** Termites, Wood Boring Beetles, Carpenter Ants, Harbors other Insects.

**Remedies:** Keep all wood off the ground and as far away from the structure as possible.

### **R=Wooden Fence in Contact with Structure:**

**Increases the Chance of:** Termites, Carpenter Ants, Crawling Insects.

**Remedies:** Keep fence off structure. Try not to connect fence to the structure.

### **T=Insufficient Ventilation**

**Increases the Chance of:** Termites, Wood Rot, Decay, Mold, Mildew, and all other Insects.

**Remedies:** Install or Increase the number of vents in the crawl space, Install a moisture barrier or moisture fans. Use sump pumps to keep water from standing under the structure.