



BLUEBONNET REAL ESTATE INSPECTION SERVICE

Commercial & Residential



P.O. Box 451 • La Grange, TX 78945
 (979)249-5665(LOOK) • Toll Free (866)249-5665(LOOK)
 T.R.E.C. 965 www.bluebonnetinspections.com T.P.C.L. 11922

PROPERTY INSPECTION REPORT

Prepared For: Jan & Chris Carroll
 (Name of Client)

Concerning: 5302 FM 50, Brenham, TX 77833
 (Address or Other Identification of Inspected Property)

By: Kevin M Ullrich, Lic #965 02/09/2016
 (Name and License Number of Inspector) (Date)

(Name, License Number of Sponsoring Inspector)

PURPOSE, LIMITATIONS AND INSPECTOR / CLIENT RESPONSIBILITIES

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.

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.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188 (512) 936-3000
<http://www.trec.texas.gov>.

"We Make House Calls"

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.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR



Structure Type: Single Family

Weather Conditions: Sunny

Occupied at time of inspection: Yes, the property is occupied. Efforts were made to inspect as much as possible, however, due to the presence of personal items, many areas may not have been accessible.

See Attached Addendum: Inspection Agreement

Exclusions: The following are not checked or inspected unless otherwise stated: 1) cabinets and drawers. 2) wood burning stoves. 3) Antennae or lightning rods. 4) security systems. 5) solar systems. 6) refrigerators. 7) clothes washer & dryer. 8) humidifiers. 9) photocells. 10) electronic air filters. 11) utility meters & utility lines in yards. 12) fences & outbuildings. 13) propane/butane tanks. 14) sewer lines. 15) back flow devices. 16) air conditioners not tested if the ambient temperature is below 55 degrees F; heat pumps not tested if the temperature is above 65 degrees F (in the heat mode). 17) we do not check for microwave leakage. 18) self clean & time bake modes are not checked. 19) water purification and softener systems. 20) septic systems. 21) water quality or supply. 22) water heater relief valve not tested. 23) gas furnace heat exchanger not checked; no CO test done. 24) not all windows are opened. 25) floor condition can not be checked if carpeted or covered. 26) chimney draft not checked. 27) plumbing shut off valves are not turned. 28) we do not leak check pools or turn any control valves. 29) NO INSPECTIONS OR TESTS WERE PERFORMED ON THE INSPECTED PROPERTY FOR INDOOR AIR QUALITY, MOLDS, MILDEWS, TOXINS, LEAD, RADON, ASBESTOS OR ANY OTHER TYPES OF ENVIRONMENTAL HAZARDS OR BIO-HAZARDS. 30) Proper fastening of roof covering materials can not be determined by visual inspection on certain types of roofing materials without removing the materials, which is beyond the scope of this inspection. 31) Any renovation/restoration/remodeling done will disclose defects not found during this inspection. 32) Buyer agrees to pay inspector for any time spent in deposition, court, etc, regarding any lawsuits pertaining to this inspection report, or any expert witness testimony, at the current commercial hourly rate.

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

I. STRUCTURAL SYSTEMS

-

A. Foundations

Type of Foundation(s): Pier & Beam, concrete perimeter beam, concrete block piers Crawl space viewed from: access

Comments: Some minor settlement cracks noted in various locations indicating movement, in my opinion, the foundation movement does not appear to be excessive at this time. If the buyer desires a more detailed analysis, consult a structural engineer. Floors sloping/uneven in various locations. Crawl space ventilation is insufficient/inadequate. Current standards call for 1 square foot of ventilation for every 150 square feet of space. The standards also call for a vent to be located within 3 feet of every corner. If a vapor barrier is installed the amount of ventilation goes to 1 square foot for every 1500 square feet. With the vapor barrier a vent is still supposed to be located within 3 feet of every corner. Suggest adding additional ventilation to meet the requirements of current standards.

-

B. Grading and Drainage

Comments: Water drains to back, left side, etc. Areas for water to pool on all sides.

Never had a problem with floor

-

C. Roof Covering Materials

Type(s) of Roof Covering: Composition Asphalt Shingles

Viewed From: Roof Level

Comments: Drip edge flashing installed improperly, roof felt should be on top of flashing, visual examination indicated roof felt was under drip edge flashing at time of inspection. Flashing(s) popping up left side, etc. Rust noted in flashing areas.



Herbert Rust Installed Roof

-

D. Roof Structures and Attics

Viewed From: Scuttle Entrance

Approximate Average Depth of Insulation: 6-8"

Approximate Average Thickness of Vertical Insulation: 4-6"

Comments: Decking: plywood over 1 x planks Structure: stick built Attic Ventilation: soffit vents, ridge vents

There are 2x4 rafters/ceiling joists installed in the attic areas. These framing members are typically over-spanned by current standards, if not properly supported by purlins. Attic has insufficient ventilation. Current building code states: R806.2 Minimum area. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted, provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm-in-winter side of the ceiling. Suggest adding additional ventilation to meet requirements of building code.

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

E. Walls (Interior and Exterior)

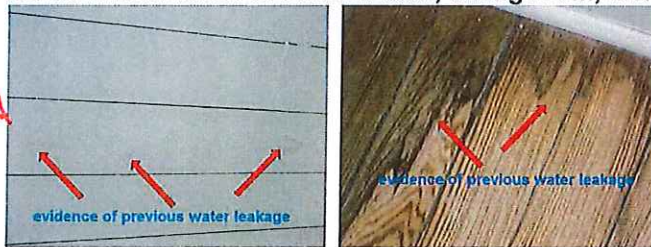
Comments: Exterior Finish: wood siding, brick/stone veneer
 Evidence of mold/mildew in exterior siding/soffit/trim/brick/stone areas on all sides. Siding in contact with the roof on all sides. Current requirements suggest siding be at least 1" above roofing materials. There is no visible transition flashing installed at siding/masonry connection areas on left side, etc. Brick skirting wall appears to be leaning/shifting away from house on front, left side, etc.



F. Ceilings and Floors

Comments: Ceiling has evidence of previous water leakage/damage in kitchen, den, etc. Floors sloping/un-even throughout house. Evidence of previous water leakage/damage noted in floor areas of lower H-bath, dining room, etc.

This is the wood pattern NOT water stains



From many years ago before current seller.

G. Doors (Interior and Exterior)

Comments: Door sticking at M-bath, etc. Doors dragging floor in upper hallway, etc. Weatherstripping not sealing at all exterior door(s).

H. Windows
Comments:

I. Stairways (Interior and Exterior)
Comments: Riser height inconsistent at stairs. The maximum riser height shall be 7 3/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

J. Fireplaces and Chimneys
Comments:

K. Porches, Balconies, Decks, and Carports
Comments: The exterior front porch/deck, side porch/deck, back porch/deck steps do not have a handrail. Current standards require that handrails be provided on at least one side of each continuous run of treads or flight with two or more risers. Rails too low at side porch/deck, minimum rail height should be 34" above the floor/deck.

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

-

L. Other

Comments: Evidence of previous rodent infestation noted in various locations.

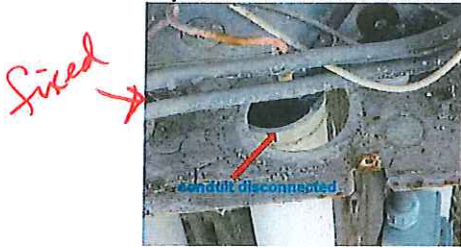
II. ELECTRICAL SYSTEMS

-

A. Service Entrance and Panels

Exterior Service: Exterior Meter, Overhead
 Service Entrance Cable: 200 amp Panel Location: exterior, laundry room
 Main Service Wire Type: Copper Main Disconnect: 200 amp
 Manufacturer: Square-D Ground: rod

Comments: Wires entering panel box(es) missing clamp/bushing(s) to protect wire from damage when entering the box. Conduit disconnected from panel box. There is no visible grounding electrode system installed for this property. Current standards require us to report as deficient the lack of a grounding electrode system.

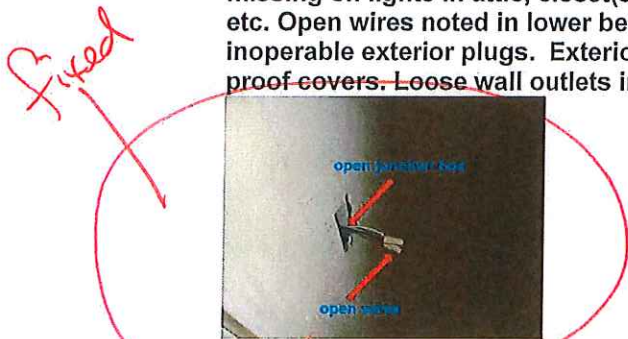


-

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments: The house is not meeting current standards for smoke alarm installation. The current standards require a smoke alarm in every bedroom, one smoke alarm outside each sleeping area, and a smoke alarm on each floor level of the house. All of these smoke alarms are required to be interconnected, meaning if one goes off, all the alarms go off. All plugs are not GFCI protected in kitchen countertop surface areas. There is no visible 4-prong 220 plug installed in laundry room for electric dryer use. Dimmer switch not 3-way in dining room. Dimmer switch not performing a dimming function kitchen. Bulb protectors missing on lights in attic, closet(s). Open junction boxes noted in lower bedroom closet, etc. Open wires noted in lower bedroom closet, etc. GFCI (ground fault circuit interrupter) inoperable exterior plugs. Exterior outlets on all sides do not have "in use type" weather-proof covers. Loose wall outlets in exterior plugs.



But these by water are GFCI

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

-

A. Heating Equipment

Type of System: Central and Zoned Ruud; Ruud; International Comfort Products

Energy Source: Electric, Electric, Electric

Comments:

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

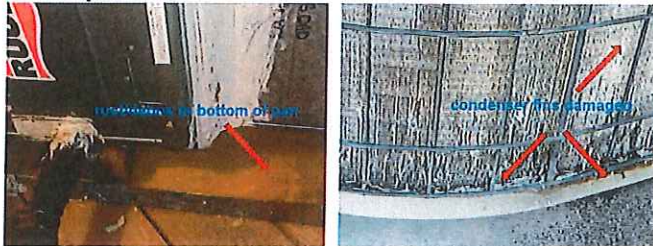
-

B. Cooling Equipment

Type of System: Central and Zoned Ruud; Ruud; International Comfort Products

Comments: Temperature Differential: L-20, U-20, MBR-19

The air conditioning systems are more than 10 yrs old. They will require a higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. If the compressor fails, or if breakdowns become chronic, replacing the entire system may be more cost-effective than continuing to undertake repairs. **Rust/debris in bottom of back-up drain pan(s) in attic under A/C unit(s). Significant damage noted to lower unit condenser fins. Further investigation and repairs needed.**



-

C. Duct Systems, Chases, and Vents

Comments: Plenum air leaks need sealing in attic/furnace closet areas.

IV. PLUMBING SYSTEMS

-

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: private supply

Location of main water supply valve: well tank

Static water pressure reading: 30, Water pressure is less than 40 psi. This is considered to be unsafe, by current standards. Further investigation and repairs needed.

Comments: copper

Low water pressure noted at shower in M-bath, upper H-bath. Low water pressure noted at sink faucet(s) in M-bath, upper H-bath. Reddish discoloration noted in commode tank(s), this is an indication of excessive iron content in the water. Further investigation and repairs needed. Commode loose at floor anchor bolts lower H-bath *fixed*

-

B. Drains, Wastes, and Vents

Comments: Drain piping material(s)- PVC

-

C. Water Heating Equipment

Energy Source: Rheem Electric Rheem Electric

Capacity: 80 gal., 40 gal.

Comments: There is no visible safety disconnect installed for lower water heater. Debris in bottom of water heater drain pan(s). There is no visible drain line installed to exterior at water heater drain pan. Cord & plug at upper water heater not rated for use with this appliance. Upper water heater is not easily accessible for service and/or replacement.



Yes there are cut off valves on side the hot & cold side.

This is in the smoke house

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

I	NI	NP	D
---	----	----	---

 D. Hydro-Massage Therapy Equipment
Comments:

 E. Other
Comments:

V. APPLIANCES

 A. Dishwashers
Comments: Racks rusting. The dishwasher drain does not have proper back-flow protection to keep water from the kitchen sink from entering the dishwasher. The drain needs to be lifted and secured against the kitchen countertop. There is no visible safety disconnect installed for dishwasher.

Dishwasher is secured

under sink

Drains into disposal

 B. Food Waste Disposers
Comments:

 C. Range Hood and Exhaust Systems
Comments:

 D. Ranges, Cooktops, and Ovens
Comments: Oven temp set at 350, actual temp=U- 350, L- 350

 E. Microwave Ovens
Comments: Unit heated water, when tested. Unit appears to be too low over cook top/range top. Consult manufacturers installation instructions for proper clearance over cook top/range top.



It is 13.5 inches & that was to code when installed

 F. Mechanical Exhaust Vents and Bathroom Heaters
Comments:

 G. Garage Door Operators
Comments:

 H. Dryer Exhaust Systems
Comments:

 I. Other
Comments:

VI. OPTIONAL SYSTEMS

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

I	NI	NP	D
---	----	----	---

14 zones, mapping & fixing any broken heads.

A. Landscape Irrigation (Sprinkler) Systems

Comments: Heads missing/broken/inop at station(s) 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13. Low water pressure noted at station(s) 1, etc. The condition may indicate damaged/leaking supply piping underground. Further evaluation by a licensed contractor is needed. Heads watering non-grass areas at most all stations, need adjusting. The sprinkler system is not equipped with a rain/freeze sensor. Current standards require us to report as deficient a sprinkler system that is not equipped with a rain/freeze sensing device. All yard areas were not covered by system.

B. Swimming Pools, Spas, Hot Tubs, and Equipment

Type of Construction: In Gound Gunite - Plaster surface

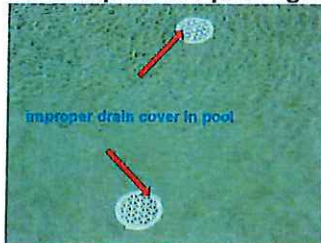
Comments: D.E. (Diatomaceous Earth) Filter

Electrical wiring conduit at the pump(s) is loose/damaged, have corrected. Leaks at pumps and filter area. Algae in pool needs to be cleaned. Pool needs to be sealed between decking and coping. Suggest replacing older bottom drain covers due to potential accidents. Upgrade to a non-entrapment type or auto pressure release device. Current standards and most insurance companies require a barrier around a swimming pool area that is at least 48" tall. It should be equipped with self closing and latching gates. If walls of the home are part of the barrier any doors from the house to the pool area should be equipped with audible alarms that go off for at least 30 seconds after the door is opened. GFCI trips when pool light is turned on. Further investigation and repairs needed.

- will dispense Algacide

fixed

this is a commers applica



C. Outbuildings

Comments: Not inspected at clients request.

D. Private Water Wells (A coliform analysis is recommended)

Type of Pump: Submersible

Type of Storage Equipment: Pressure Tank

Comments: Well is 70+ feet from septic. There is no visible concrete installed around well head.



5302 FM 50

Brenham

77833

Inspected Address

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. Bluebonnet Real Estate Inspection Service, Inc. 11922
 Name of Inspection Company SPCS Business License Number

1C. P.O. Box 451 La Grange TX 78945 (979) 249-5665
 Address of Inspection Company City State Zip Telephone No.

1D. Kevin M. Ullrich 1E. Certified Applicator (check one)
 Name of Inspector (Please Print) Technician

2. n/a 3. 02/09/2016
 Case Number (VA/FHA/Other) Inspection Date

4A. Jan Carroll Seller Agent Buyer Management Co. Other
 Name of Person Purchasing Inspection

4B. unknown
 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. house only

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 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 type="checkbox"/>
Deck <input type="checkbox"/>	Sub Floors <input type="checkbox"/>	Slab Joints <input type="checkbox"/>	Crawl Space <input checked="" type="checkbox"/>
Soil Grade Too High <input type="checkbox"/>	Heavy Foliage <input type="checkbox"/>	Eaves <input checked="" type="checkbox"/>	Weepholes <input type="checkbox"/>
Other <input type="checkbox"/>	Specify: _____		

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 checked="" type="checkbox"/>	Wood Rot (M) <input type="checkbox"/>	Heavy Foliage (N) <input type="checkbox"/>
Insufficient ventilation (T) <input checked="" 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) <input checked="" type="checkbox"/> Specify: <u>wood over slab joint</u>		

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

8F. Explanation of signs of previous treatment (including pesticides, baits, existing treatment stickers or other methods) identified: n/a

8G. Visible evidence of: previous termites has been observed in the following areas: wood floors
 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:

Yes No

Specify reason:

Refer to Scope of Inspection Part J

10A. This company has treated or is treating the structure for the following wood destroying insects:

n/a

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.

n/a

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

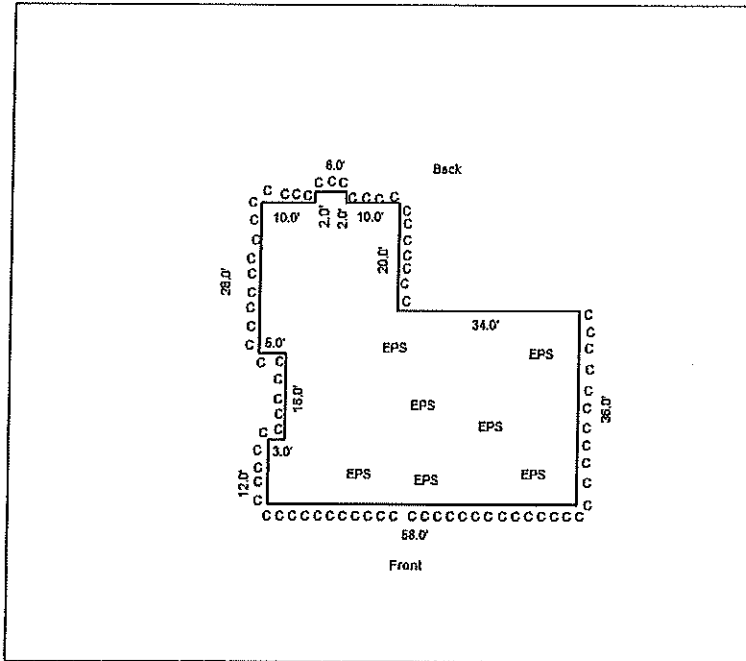
List Insects:

n/a

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

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. Kevin M. Ullrich
Inspector

Notice of Inspection Was Posted At or Near

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

Approved:
11B. Kevin M. Ullrich 41115T
Certified Applicator and Certified Applicator License Number

12B. Date Posted 02/09/2016
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 or their Designee _____

Date _____

For questions or comments:

P.O. Box 2393
Brenham, Texas 77834
979-830-9169
TCEQ #2381 #20475
BRY #1018
glseptic@gmail.com
www.glwastewaterservices.com



Wastewater Services, LLC

TRUCK #3

INVOICE NUMBER

4977

DRIVER: Chris B.

GENERAL INFO AND CERTIFICATION

GENERATOR'S NAME <u>Carla Latimer</u>		TELEPHONE NUMBER <u>251-1608</u>
ADDRESS - PHYSICAL <u>3302 FM 50</u>		ALTERNATE/CELL NUMBER
CITY <u>Brenham</u>	STATE <u>Tx</u>	ZIP <u>77833</u>
ADDRESS - BILLING <u>same</u>		
CITY	STATE	ZIP

I certify that the waste material removed from the above premises contains no hazardous materials and is to be transported to a facility that the TCEQ has authorized to receive these wastes.

GENERATOR AND/OR REPRESENTATIVE (Print)	SIGNATURE OF REPRESENTATIVE	DATE AND TIME SERVICED
	<u>[Signature]</u>	<u>2-15-16</u>

TYPE	GALS.	QUANTITY	PRICE	NOTES
ST	<input checked="" type="checkbox"/> 250	<input checked="" type="checkbox"/>	<u>131.00 \$25.00</u>	<u>1700 # 3823</u>
GT	<input type="checkbox"/> 500	<input checked="" type="checkbox"/>	<u>200.00 \$100.00</u>	
AS	<input type="checkbox"/> 750	<input type="checkbox"/>		
LDS	<input type="checkbox"/> 1000	<input type="checkbox"/>		
OTHER	<input type="checkbox"/> OTHER	<input type="checkbox"/>	<u>Total \$350.00</u>	

CC CASH CHECK # _____

TRANSPORTER INFORMATION

BUSINESS NAME: G&L WASTEWATER SERVICES, LLC	
TCEQ REGISTRATION NUMBER: 20475	CITY OR COUNTY PERMIT NUMBER:
ADDRESS: POST OFFICE BOX 2393	TELEPHONE: 979-830-9169
GALLONS TRANSPORTED: <u>1000</u>	WASTE DISPOSAL SITE: <u>281</u>

I certify that the information provided above is correct, and that only the waste certified for removal by the generator is contained in the servicing vehicle. I am aware that falsification of this trip ticket may result in the revocation of my waste transportation permit, criminal prosecution and/or civil penalties.

DRIVER'S NAME (PRINTED) <u>Chris B.</u>	DRIVER SIGNATURE <u>[Signature]</u>	DATE & TIME TRANSPORTED <u>2-15-16</u>
--	--	---

OSAL INFORMATION

BUSINESS NAME:	
DISPOSAL FACILITY REGISTRATION OR PERMIT NUMBER:	
ADDRESS:	TELEPHONE:

I certify that I have been authorized by the Texas commission on environmental quality to accept the above specified waste and that I have disposed of the waste in accordance with the requirement outlined by the TCEQ for this business.

AMOUNT RECEIVED:	SITE OPERATOR NAME (PRINTED):
------------------	-------------------------------