PECAN
INSPECTIONS
HOME • PROPERTY • PEACE OF MIND

Property Inspection Report



609 Venezia Avenue
Burleson, TX 76028

Client
Sarah Mitchell

Inspection Date
Oct 21, 2026 1:29pm

Inspector: Doug Jones
TREC License # 123456
(817) 555-0142
doug@doxvora.com

InterNACHI

SAMPLE

PROPERTY INSPECTION REPORT FORM

Sarah Mitchell	**Oct 21, 2026**
Name of Client	*Date of Inspection*
609 Venezia Avenue, Burleson, TX 76028	
Address of Inspected Property	
Doug Jones	**123456**
Name of Inspector	*TREC License #*
Name of Sponsor (if applicable)	*TREC License #*

SAMPLE

PURPOSE OF INSPECTION

A real estate inspection is a visual survey of a structure and a basic performance evaluation of the systems and components of a building. It provides information regarding the general condition of a residence at the time the inspection was conducted. It is important that you carefully read ALL of this information. Ask the inspector to clarify any items or comments that are unclear.

RESPONSIBILITY OF THE INSPECTOR

This inspection is governed by the Texas Real Estate Commission (TREC) Standards of Practice (SOPs), which dictates the minimum requirements for a real estate inspection.

The inspector IS required to:

- use this Property Inspection Report form for the inspection;
- inspect only those components and conditions that are present, visible, and accessible at the time of the inspection;
- indicate whether each item was inspected, not inspected, or not present;
- indicate an item as Deficient (D) 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 SOPs; and
- explain the inspector's findings in the corresponding section in the body of the report form.

The inspector IS NOT required to:

- identify all potential hazards;
- turn on decommissioned equipment, systems, utilities, or apply an open flame or light a pilot to operate any appliance;
- climb over obstacles, move furnishings or stored items;
- prioritize or emphasize the importance of one deficiency over another;
- provide follow-up services to verify that proper repairs have been made; or
- inspect system or component listed under the optional section of the SOPs (22 TAC 535.233).

RESPONSIBILITY OF THE CLIENT

While items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions, in the event that any further evaluations are needed, it is the responsibility of the client to obtain further evaluations and/or cost estimates from qualified service professionals regarding any items reported as Deficient (D). It is recommended

that any further evaluations and/or cost estimates take place prior to the expiration of any contractual time limitations, such as option periods.

Please Note: Evaluations performed by service professionals in response to items reported as Deficient (D) on the report may lead to the discovery of additional deficiencies that were not present, visible, or accessible at the time of the inspection. Any repairs made after the date of the inspection may render information contained in this report obsolete or invalid.

REPORT LIMITATIONS

This report is provided for the benefit of the named client and is based on observations made by the named inspector on the date the inspection was performed (indicated above).

ONLY those items specifically noted as being inspected on the report were inspected.

This inspection IS NOT:

- a technically exhaustive inspection of the structure, its systems, or its components and may not reveal all deficiencies;
- an inspection to verify compliance with any building codes;
- an inspection to verify compliance with manufacturer's installation instructions for any system or component and DOES NOT imply insurability or warrantability of the structure or its components.

NOTICE CONCERNING HAZARDOUS CONDITIONS, DEFICIENCIES, AND CONTRACTUAL AGREEMENTS

Conditions may be present in your home that did not violate building codes or common practices in effect when the home was constructed but are considered hazardous by today's standards. Such conditions that were part of the home prior to the adoption of any current codes prohibiting them may not be required to be updated to meet current code requirements. However, if it can be reasonably determined that they are present at the time of the inspection, the potential for injury or property loss from these conditions is significant enough to require inspectors to report them as Deficient (D). Examples of such hazardous conditions include:

- malfunctioning, improperly installed, or missing ground fault circuit protection (GFCI) devices and arc-fault (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).

Please Note: items identified as Deficient (D) in an inspection report DO NOT obligate any party to make repairs or take other actions. The decision to correct a hazard or any deficiency identified in an inspection report is left up to the parties to the contract for the sale or purchase of the home.

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions.

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.

SAMPLE

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

Time in: 1:29 PM
Time out: 9:40 AM
Weather: Clear
Temperature: 73°F
Recent precipitation: None in the last 48 hours
Utilities active: Electric, Water, Gas
Occupancy / condition: Occupied
Parties present at inspection: None

Structure orientation: for the purpose of this report, the front of the home is the elevation shown in the cover photograph. References to the left or right side of the home are as viewed standing in the front yard facing the home.

Unless specifically stated, this report will not include and should not be read to indicate opinions as to environmental conditions such as the presence or absence of mold, radon or lead-based paint, the presence of toxic or hazardous waste or substances, presence of termite or wood-destroying organisms, or compliance with codes, ordinances, statutes or restrictions, or the insurability, efficiency, quality, durability, future life, or future performance of any item inspected. This report is good for the day of the inspection only and is not to be used for home warranties or insurance underwriting purposes.

Mold/mildew investigations are not included with this report; they are beyond the scope of a general home inspection. If there is any reference to water intrusion, water staining, plumbing leaks, or similar conditions in this report, it is recommended that a professional investigation be obtained by a qualified, licensed third-party mold assessor. In instances where water intrusion, water staining, plumbing leaks, or similar conditions have occurred, there may be concealed areas of damage and/or possible mold growth.

All items to be inspected must be accessible at the time of the inspection. Inaccessible components, as determined by the inspector at the time of inspection, will not be inspected. For example, a car or other storage in the garage that blocks access to the attic ladder or electric panel. As stated in the inspection agreement, notices sent prior to the inspection, and the current Texas Real Estate Commission Standards of Practice, the inspector is only required to inspect listed items that are visible and accessible at the time of the inspection. A re-inspection fee may apply for return trips to inspect inaccessible items, if requested.

A sampling of various areas and components in the home may be scanned using thermal imaging at the discretion of the inspector. Thermal imaging only reads apparent surface temperature differences. It cannot see through walls and should not be considered "X-Ray" vision. A deficiency can only be detected if there is a detectable temperature differential or anomaly at the time of inspection. Thermal imaging is not guaranteed to find every defect that may exist or once existed. This inspection, including any thermal imaging, is not and should not be considered a full energy audit or energy performance evaluation of the structure.

Security, speaker, cable/TV/internet systems, and any other low-voltage systems and components are not included in this general home inspection. If concern exists, contact the appropriate specialist for that field for inspections during the option period. Free-standing appliances such as refrigerators and laundry appliances, if present, are not included in this inspection. Smart home automation components and features (doorbells, garage doors, irrigation, thermostats, etc.) are not included; devices are operated in manual modes only per the standards of practice and Wi-Fi controls or other smart features are excluded from the inspection.

The deficiencies and service recommendations in this report should be completed by licensed, qualified, competent specialists in the appropriate field. If there is any question as to what type of trade or specialist is needed, contact the inspector directly. Any item, component, or system marked as Deficient should be further evaluated by the appropriate specialist during the option period for remedial estimates. There may be additional deficiencies and repair items revealed through further evaluation by said specialists that are beyond the scope of this general home inspection.

There are many factors that determine the life expectancy of a system or component. It is not possible to determine these factors during a one-time visual inspection. Some systems or components may perform beyond their typical life expectancy while others may require repair or replacement sooner. All items listed in this home inspection report are inspected according

SAMPLE

to the current Texas Standards of Practice.

The digital photographs in this report are a sample of the deficiencies and damages in place and should not be considered to show all deficiencies or damages found. There may be some deficiencies not represented with digital imaging.

SAMPLE

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

I	NI	NP	D

I. STRUCTURAL SYSTEMS

I	NI	NP	D
☒	☐	☐	☒

A. Foundations

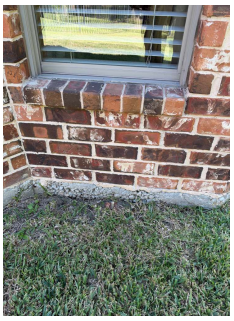
Type of Foundation(s): Slab

Foundation performance opinion: Performing as intended

Comments:

Minor surface cracks and concrete voids were observed in the foundation around the backside of the property. The visible exposed foundation concrete was inspected for cracking, voids and other surface irregularities, and these were the conditions noted.

Concrete voids observed in the foundation around the back of the home.



Minor surface cracks observed in the foundation on the backside of the property.



General information

This inspection is a visual, non-invasive survey and does not constitute an engineering evaluation of the foundation. The inspector is not a structural engineer and renders an opinion of apparent performance only. If further evaluation is desired, a Professional Engineer licensed by the State of Texas should be consulted during the option period.

Notice: Future performance of the structure cannot be predicted or warranted. This inspection is a limited, cursory, and visual survey of the accessible general conditions and circumstances present at the time of inspection. Opinions are based on general observations made without the use of specialized tools or procedures. Therefore, the opinions expressed are of apparent conditions and not of absolute fact and are only good for the date and time of this inspection. Improper drainage, plumbing leaks, soil movement, and other factors can lead to structural movement in the future. The Inspector is not a structural engineer. This inspection is not an engineering report or evaluation and should not be considered one, either expressed or implied. If any cause of concern is noted on this report, or if you want further evaluation, you should consider an evaluation by a Structural Engineer.

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

I	NI	NP	D

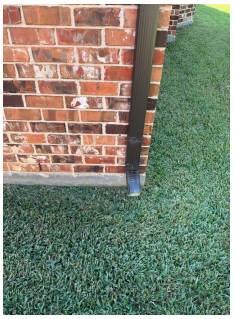
I ☒ NI ☐ NP ☐ D ☒

B. Grading and Drainage

Comments:

Grading and drainage were inspected. A deficiency was observed in that the downspouts around the property are missing splash blocks. Splash blocks are commonly installed beneath downspouts to direct roof runoff away from the foundation.

Splash blocks are missing from downspouts around the property.



General information

Maintaining positive grade away from the foundation and keeping gutters and downspouts clear and discharging away from the structure helps direct water away from the home.

I ☒ NI ☐ NP ☐ D ☒

C. Roof Covering Materials

Types of Roof Covering: Composition shingle

Viewed From: Ladder

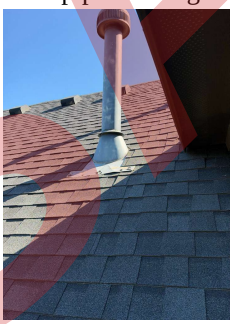
Evidence of water penetration: None observed

Evidence of previous repairs: None observed

Comments:

The roof covering was inspected, and a deficiency was observed at a plumbing vent pipe flashing. The flashing at the vent pipe serving the primary bedroom area was found to be bent.

Vent pipe flashing from the primary bedroom is bent. This should be reviewed by a qualified roofer.



General information

The remaining service life of a roof covering cannot be determined by a visual inspection and is not represented in this report.

The roof was inspected from the vantage point noted above. This inspection does not certify the roof, estimate

SAMPLE

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

I	NI	NP	D

remaining life, or imply insurability. A qualified roofing contractor should evaluate the roof and provide a cost estimate for any noted repairs during the option period.

A qualified roofing contractor should physically inspect the roof, flashing, and penetrations during the option period to fully evaluate the condition of the roofing material and provide a cost estimate for any repairs. Roof leaks can occur at any time regardless of the apparent condition of the roof; it is virtually impossible to detect a leak except as it is occurring or via specific water tests beyond the scope of this inspection.

I	NI	NP	D
☒	☐	☐	☐

D. Roof Structures and Attics

Viewed From: Walked

Approximate Average Depth of Insulation: 15 inches

Evidence of water penetration in attic: None observed

Comments:

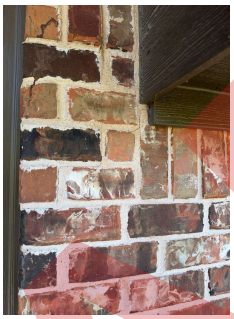
I	NI	NP	D
☒	☐	☐	☒

E. Walls (Interior and Exterior)

Comments:

Minor step cracks were visible in the brick veneer in multiple locations. Heavy foliage was also touching an exterior wall adjacent to the back patio. Step cracks are cracks that follow the mortar joints of masonry in a stair-step pattern.

Minor step cracks observed in brick veneer at multiple locations on the exterior.



Heavy foliage in contact with exterior wall at the back patio area.



I	NI	NP	D
☒	☐	☐	☐

F. Ceilings and Floors

Comments:

SAMPLE

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

I	NI	NP	D

I ☒ NI ☐ NP ☐ D ☐

G. Doors (Interior and Exterior)

Comments:

I ☒ NI ☐ NP ☐ D ☐

H. Windows

Comments:

General information

Insulated (multi-pane) window units can develop seal failure over time, which may not be visible under all lighting and temperature conditions present at the time of inspection.

I ☐ NI ☐ NP ☒ D ☐

I. Stairways (Interior and Exterior)

Comments:

I ☐ NI ☐ NP ☒ D ☐

J. Fireplaces and Chimneys

Comments:

I ☐ NI ☐ NP ☒ D ☐

K. Porches, Balconies, Decks, and Carports

Comments:

I ☐ NI ☐ NP ☐ D ☐

L. Other

Comments:

II. ELECTRICAL SYSTEMS

I ☒ NI ☐ NP ☐ D ☐

A. Service Entrance and Panels

Comments:

I ☒ NI ☐ NP ☐ D ☐

B. Branch Circuits, Connected Devices, and Fixtures

Type of Wiring: Copper

Comments:

General information

Exterior electrical receptacles should be protected by weather-resistant ("in-use") covers.

Ground-fault circuit-interrupter (GFCI) protection is recommended for receptacles serving bathrooms, kitchens, garages, exterior areas, and locations near water.

I ☐ NI ☐ NP ☐ D ☐

C. Other

Comments:

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

SAMPLE

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

I	NI	NP	D

I ☒ NI ☐ NP ☐ D ☐

A. Heating Equipment

Type of Systems: Forced air
Energy Sources: Natural gas
Comments:
The primary air handler is located in the attic. It is a Trane gas-fired unit, noted in the field notes as a "for stair" unit, and was built in 2024. The heating equipment was inspected, and no deficiencies were observed at the time of the inspection.

Primary air handler:
The primary air handler is a Trane gas-fired stair unit built in 2024.

I ☒ NI ☐ NP ☐ D ☐

B. Cooling Equipment

Type of Systems: Central electric (split)
Cooling temperature differential: 18°F
Comments:

General information
Cooling performance is evaluated by the supply-to-return air temperature differential, typically expected in the 15–22°F range under suitable operating conditions. The inspector does not evaluate system sizing, efficiency, or adequacy. Equipment is not operated when the outdoor temperature is below 60°F.
Note: The inspector is not required to operate cooling equipment when the outdoor temperature is below 60°F. Heating and cooling efficiency, sizing, and adequacy are not part of this inspection.

I ☒ NI ☐ NP ☐ D ☐

C. Duct Systems, Chases, and Vents

Comments:

I ☐ NI ☐ NP ☐ D ☐

D. Other

Comments:

IV. PLUMBING SYSTEMS

I ☒ NI ☐ NP ☐ D ☐

A. Plumbing Supply, Distribution Systems and Fixtures

Location of water meter: At the front curb
Location of main water supply valve: Flower bed
Static water pressure reading: 89 PSI
Type of supply piping material: PEX
Comments:

General information
Note: This inspection covers the visible and accessible portions of the supply, distribution, drain, waste, and vent systems. Buried, concealed, and slab-routed plumbing components are not inspected. A qualified plumber should be consulted for further evaluation of any concerns.

SAMPLE

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

I	NI	NP	D

I ☒ NI ☐ NP ☐ D ☐

B. Drains, Wastes, and Vents

Type of drain piping material: PVC
Comments:

General information
Drain, waste, and vent systems are inspected by observing accessible fixtures under functional flow. Underground and concealed portions are not inspected and are not within the scope of this inspection.

I ☒ NI ☐ NP ☐ D ☐

C. Water Heating Equipment

Energy Sources: Natural gas
Capacity: 45 gallons
Comments:

General information
Exposed water-supply lines in unconditioned spaces such as attics should be insulated to reduce the risk of freeze damage.

I ☐ NI ☐ NP ☒ D ☐

D. Hydro-Massage Therapy Equipment

Comments:

I ☒ NI ☐ NP ☐ D ☐

E. Gas Distribution Systems and Gas Appliances

Location of gas meter: Right side
Type of gas distribution piping material: Iron / steel
Comments:

General information
The gas distribution system is inspected visually for accessible deficiencies. The inspector does not pressure-test the gas piping or operate gas shut-off valves. A qualified plumber should evaluate any noted concerns.

I ☐ NI ☐ NP ☐ D ☐

F. Other

Comments:

V. APPLIANCES

I ☒ NI ☐ NP ☐ D ☐

A. Dishwashers

Comments:

General information
Built-in dishwashers are operated through a portion of a normal cycle to confirm operation. Cleaning performance is not evaluated.

I ☒ NI ☐ NP ☐ D ☐

B. Food Waste Disposers

Comments:

SAMPLE

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

I	NI	NP	D

I ☒ NI ☐ NP ☐ D ☐

C. Range Hood and Exhaust Systems

Comments:

I ☒ NI ☐ NP ☐ D ☐

D. Ranges, Cooktops, and Ovens

Comments:

General information

Cooking appliances are operated using normal controls. Thermostat calibration and self-cleaning cycles are outside the scope of this inspection.

I ☒ NI ☐ NP ☐ D ☐

E. Microwave Ovens

Comments:

General information

Built-in microwave ovens are tested using normal operating controls. The inspection does not include verification of heating performance with a calibrated load or testing for radiation leakage.

I ☒ NI ☐ NP ☐ D ☐

F. Mechanical Exhaust Vents and Bathroom Heaters

Comments:

I ☒ NI ☐ NP ☐ D ☐

G. Garage Door Operators

Comments:

I ☒ NI ☐ NP ☐ D ☐

H. Dryer Exhaust Systems

Comments:

General information

Dryer exhaust ducts should be kept clear of lint accumulation and should terminate to the building exterior.

I ☐ NI ☐ NP ☐ D ☐

I. Other

Comments:

VI. OPTIONAL SYSTEMS

I ☐ NI ☐ NP ☒ D ☐

A. Landscape Irrigation (Sprinkler) Systems

Comments:

I ☐ NI ☐ NP ☒ D ☐

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

Type of Construction:

Comments:

I ☐ NI ☐ NP ☒ D ☐

C. Outbuildings

SAMPLE

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

I	NI	NP	D

Comments:

I ☐ NI ☐ NP ☒ D ☐

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

Type of Pump:
Type of Storage Equipment:
Comments:

I ☐ NI ☐ NP ☒ D ☐

E. Private Sewage Disposal Systems

Type of System:
Location of Drain Field:
Comments:

I ☐ NI ☐ NP ☒ D ☐

F. Other Built-in Appliances

Comments:

I ☐ NI ☐ NP ☐ D ☐

G. Other

Comments:

SAMPLE

REPORT SUMMARY

This summary is provided as a tool to assist the client and their representative(s) in preparing a repair request. It follows the flow of the main body of the inspection report and is not a suggested priority repair list - the order of repair priority is left to the sole discretion of the client, and the inspector cannot assist in specifying the order of importance. Other items in the full report may also warrant attention. You are strongly encouraged to read and understand the entire Property Inspection Report prior to completing any repair request and prior to the expiration of any time limitations or option periods. Please contact the inspector if any item in this report is unclear or if a verbal consultation would be helpful.

FOUNDATIONS

A qualified contractor should evaluate the foundation at the back of the home and repair the concrete voids, and the minor surface cracks should be monitored.

These recommendations are based on the following observations:

- Around the back of the home, concrete voids were observed in the foundation.

GRADING AND DRAINAGE

A qualified gutter contractor or drainage specialist should evaluate the downspout discharge locations and provide splash blocks or other means of directing water away from the structure.

These recommendations are based on the following observations:

- The downspouts are missing splash blocks around the property.

ROOF COVERING MATERIALS

A qualified roofer should evaluate and repair the vent pipe flashing on the roof.

These recommendations are based on the following observations:

- On the roof, the vent pipe flashing coming from the primary bedroom is bent. Vent pipe flashing is generally installed to help keep water from entering the roof penetration around the pipe.

WALLS (INTERIOR AND EXTERIOR)

A qualified contractor should evaluate the brick veneer cracking and address the foliage in contact with the exterior wall.

These recommendations are based on the following observations:

- Heavy foliage was touching an exterior wall adjacent to the back patio. Vegetation in contact with exterior wall surfaces can hold moisture against the wall and can provide a pathway for pests.

IMPORTANT NOTICE: This report reflects the condition of the property as observed on the date of the inspection and is not a warranty or guarantee, expressed or implied, regarding the future performance or condition of the inspected systems and components. The inspection is limited to readily accessible areas and visible conditions present at the time of the inspection; latent or concealed defects, and conditions that arise or change after the inspection, are outside its scope. This report is prepared for the exclusive use of the named client and is not transferable to other parties. The client is encouraged to read the entire report and the inspection agreement, and to contact the inspector with any questions, before the expiration of any applicable option or contingency period.

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PECAN
TERMITE
INSPECTIONS
PROTECTING HOMES. PRESERVING VALUE.

Termite Inspection Report



609 Venezia Avenue
Burleson, TX 76028

Client
Sarah Mitchell

Inspection Date
Oct 21, 2026 1:29pm

Inspector: Doug Jones
TPCL License # 0456789
(817) 555-0142
doug@doxvora.com

SAMPLE

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.

609 Venezia Avenue	Burleson	76028
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). 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.

SAMPLE

609 Venezia Avenue | Burleson | 76028

Inspected Address | City | Zip Code

1A. Pecan Termite Inspections — Name of Inspection Company

1B. 0789012 — SPCS Business License Number

1C. 200 S Main St, Burleson, TX 76028 — Address of Inspection Company | City | State | Zip | (817) 555-0142 Telephone No.

1D. Doug Jones — Name of Inspector (Please Print)

1.E Certified Applicator ☐ Technician ☑ (check one)

1F. Oct 21, 2026 — Inspection Date

2. Sarah Mitchell — Name of Person Purchasing Inspection — Seller ☐ Agent ☐ Buyer ☑ Management Co. ☐ Other ☐

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. Residence

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 ☐ Fiber Cement Board ☐ 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. Doug Jones · License # 0456789 — Inspector (Technician or Certified Applicator Name and License Number)

Doug Jones

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 ☐ Water Heater Closet ☐ Beneath the Kitchen Sink ☑

8B. Date Posted: 10/22/2026

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:

		Wood to Ground Contact (G)	☐	Formboards left in place (I) ☐	Excessive Moisture (J) ☐
Debris under or around structure (K)	☐	Footing too low or soil line too high (L)	☐	Wood Rot (M) ☐	Heavy Foliage (N) ☑
Planter box abutting structure (O)	☐	Wood Pile in Contact with Structure (Q)	☐	Wooden Fence in Contact with the Structure (R)	☐
Insufficient ventilation (T)	☐	Other (C) ☐		Specify:_____	

SAMPLE

609 Venezia Avenue	Burleson	76028
Inspected Address	City	Zip Code

11. Inspection Reveals Visible Evidence in or on the structure:	Active Infestation	Previous Infestation	Previous Treatment
11A.Subterranean Termites	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒
11B.Drywood Termites	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒
11C Formosan Termites	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒
11D.Carpenter Ants	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒
11E .Other Wood Destroying Insects	Yes ☐ No ☒	Yes ☐ No ☒	Yes ☐ No ☒

Specify:

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

11G.Visible evidence of: 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 ☒

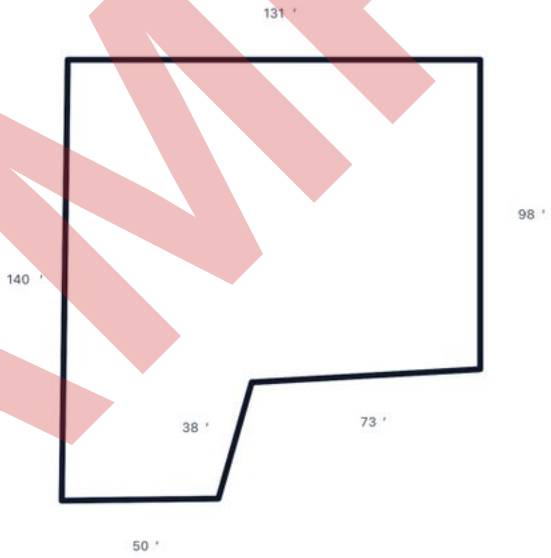
12B. A preventive treatment and/or correction of conducive conditions as identified in 10A & 10B is recommended as follows: Yes ☐ No ☒

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



SAMPLE

Additional Comments There is no visible evidence of active wood destroying insects found at the time of this inspection.

609 Venezia Avenue	Burleson	76028
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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:_____

Signature of Purchaser of Property or their Designee | Date

☐ Customer or Designee Not Present **Buyer's Initials** _____

SAMPLE

609 Venezia Avenue	Burleson	76028
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The digital pictures within this report are a representative sample of active/previous wood destroying insects, locations of active/previous infestations, inaccessible areas, conducive conditions, deficiencies or damages in place and should not be considered to show all. There will be active/previous wood destroying insects, locations of active/previous infestations, inaccessible areas, conducive conditions, deficiencies or damages in place that are not shown.

Heavy foliage in contact with exterior wall at the back patio area.



SAMPLE