

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Inspection Company, Address, & Phone

ALLSTATE HOME INSPECTIONS, INC.
2610 A JENKINTOWN ROAD.

1 800 884 0321.

Company's Business Lic. No.

LIC# BU - 4073.

Date of Inspection

10/01/07.

Address of Property Inspected

123 Any Street.
Any Town, PA.

Inspector's Name, Signature & Certification, Registration, or Lic. #

PETER MUEHLBRONNER.

REG#-879179.



Structure(s) Inspected

Primary Building & Detached Garage.

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of the inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

- A. No visible evidence of wood destroying insects was observed.
- B. Visible evidence of wood destroying insects was observed as follows:
 - 1. Live insects (description and location): _____
 - 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): **TERMITE SHELTER TUBES AND CARPENTER ANT FRASS AT BASEMENT/CRAWL SPACE AREAS AND GARAGE AREAS (REFER TO DIAGRAM)**
 - 3. Visible damage from wood destroying insects was noted as follows (description and location): **TERMITE DAMAGE AT GARAGE WALL FRAMING, BASEMENT AND CRAWL SPACE JOISTS/SUB FLOORING/SILL FRAMING (REFER TO DIAGRAM)**

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment: **Termite Liquid Chemical Treatment Drill Holes, Verbal Seller Disclosure Statements.**

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

- No treatment recommended: (Explain if Box B in Section II is checked) _____
- Recommend treatment for the control of: **Termites, Carpenter Ants. (REFER TO SUPPLEMENTAL COMMENTS PAGE)**

Section IV. Obstructions & Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement 5. 9. 24.
- Crawlspace 4. 5. 11. 24.
- Main Level 1. 2. 3. 4. 6. 9. 11.
- Attic 5. 11.
- Garage 6. 7. 11. 14. 16. 17.
- Exterior 17. 16.
- Porch 1. 4. 10.
- Addition _____
- Other _____

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|--|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report) Refer to: Attachments Section, Diagram Section, Supplemental Comments Page.

Attachments Diagram, Photos, See supplementary comment page also.

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

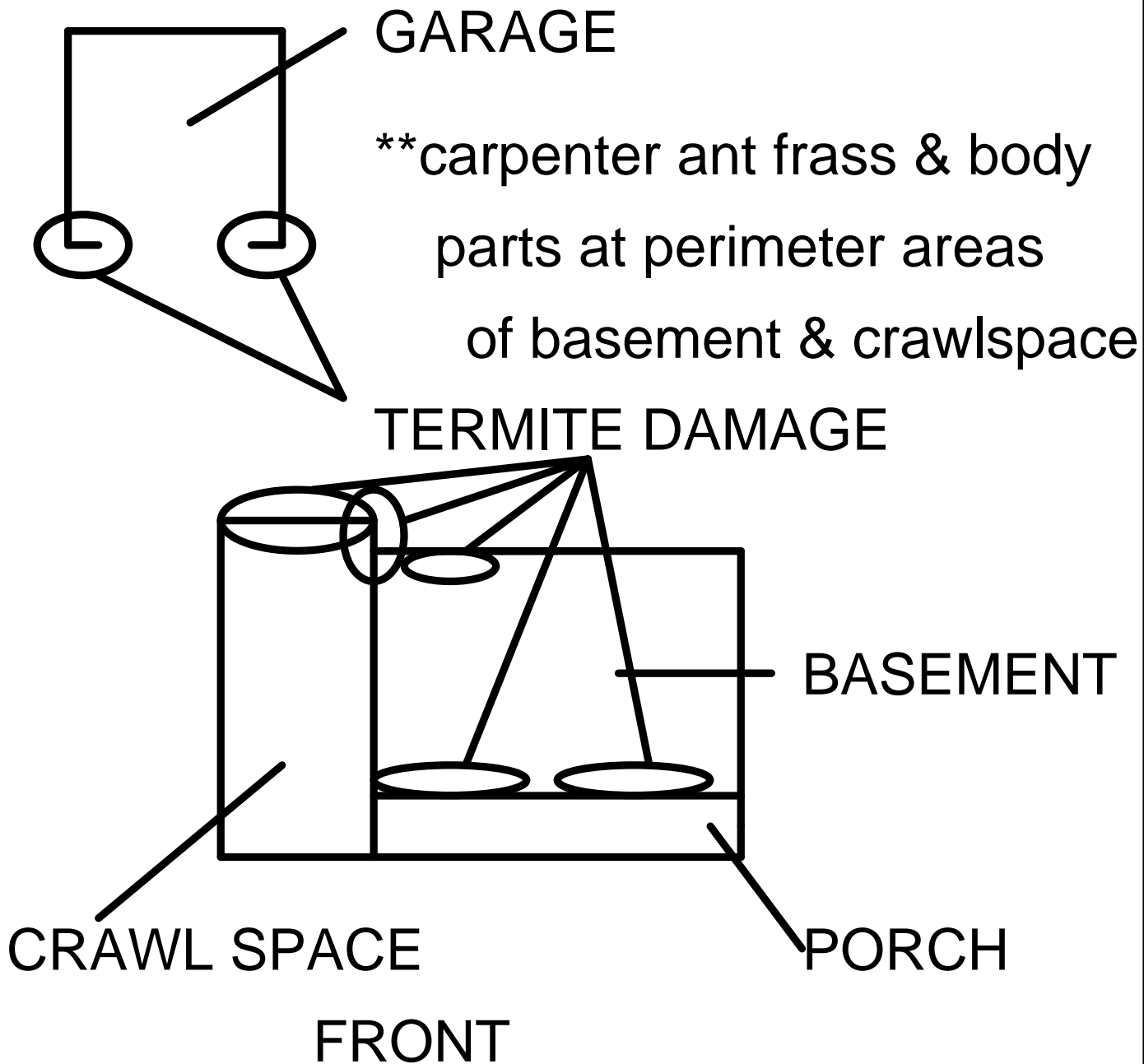
Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- About the Inspection:** A visible inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. *For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.* **This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.**
- Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites --- but no activity --- are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites -- but no activity -- if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions, nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation by wood destroying insects and the need for treatment.
- Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**



Attachment- Photos for Wood Destroying Insect Inspection Report



Garage termite damage examples.



Basement termite damage examples.



Crawl space termite damage/mud tunnels.



Carpenter ant frass at crawl space.

Attachment- Supplementary Comments for Wood Destroying Insect Inspection Report

This is not a Home Inspection Report. Clients are advised to carefully review page two (2) of this Wood Destroying Insect Infestation Report to fully understand the scope of this limited review of the Subject Property. Under no circumstances should this Report be construed as a full Home Inspection. If not requested as an additional service through ALLSTATE HOME INSPECTIONS, INC., Clients are strongly advised to seek the expertise of a qualified Home Inspector to fully understand the condition of the Subject Property. This is not a Home Inspection Report.

******A NOTE REGARDING TERMITE TREATMENT REQUIREMENTS-** A liquid chemical termite treatment is recommended when (1) - Any active termite infestation is found. (2) - If signs of termites - but no activity - are found in a structure that shows no evidence of having been treated for termites in the past - then a treatment is recommended. (3) - Treatment is also recommended for previously treated structures showing evidence of termites - but no activity - if there is no documentation and warranty for a liquid treatment by a qualified and licensed pest control operator.**** - Refer to Page two (2), Section 2 for further information.

Conducive Conditions: Any Building can be attacked by wood destroying insects. The following conditions were noted and should be corrected to reduce the chances of infestation; Earth to wood contact, Improper grading or soil levels near building which create drainage concerns, Improper drainage conditions such as faulty roof drain systems, surface drain systems or foundation drainage systems, General moisture conditions in or around building, Shrubs, plantings and or trees too close or against building, General wood scraps, building debris or materials at exterior areas, Based on the noted Conducive Conditions corrective measures should be taken in order to reduce the chances of infestation by wood destroying insects and the need for treatment or retreatment. Refer to Page two (2), Section #4 for related comments.

Evidence of prior Termite treatment noted. Allstate Home Inspections, Inc. makes no representation as to the adequacy or effectiveness of any prior treatment. Any and all documentation, information, disclosure and or warranty regarding past treatment efforts should be obtained and reviewed before settlement, if applicable. Allstate Home Inspections, Inc. makes no representation as to the adequacy or effectiveness of any prior treatment. **Based on Conducive Conditions noted, inconsistencies between disclosed areas of concern and noted areas of infestation, statements regarding lack of Interior follow up inspections by "Company" responsible for past treatment and undisturbed termite mud tunnels treatment is recommended.**