

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 3.

Section I. General Information Inspection Company, Address, & Phone: DICO Building Inspection Service, Inc. 261 Bloomfield Avenue Verona, New Jersey 07044 (973)857-4220	Company's Business Lic. No.	Date of Inspection Date
	Address of Property Inspected Name - Client Address City, State	
Inspector's Name, Signature & Certification, Registration, or Lic#		Structure(s) Inspected Main Dwelling & Garage Only

Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of 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): **Powder post beetle frass and exit holes were noted in the wood basement laundry room floor.**
 - 3. Visible damage from wood destroying insects was noted as follows (description and location): **Termite damage was noted in the rear wall of the garage.**

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:

Drill marks, for a termite treatment, were noted in the floor of the garage and in the area around the garage door jambs. It appears that some treatment, for subterranean termites, has occurred previously. This indicates that a termite infestation has occurred. Therefore, the usual cautions that apply to infested buildings should be considered. These include the fact that hidden termite damage could exist within the building. Damage could also be hidden by furniture, appliances, or wall and/or ceiling coverings. Items are not moved or removed during a visual wood destroying infestation inspection. Other, more in depth methods of inspecting for wood destroying insect infestations hidden within walls, under floors, in ceilings and behind items such as furniture, appliances, and wall and/or ceiling coverings are available from some exterminating companies at additional fees. These methods include the use of fiber optics to look inside various areas, dogs trained to sniff out the methane scent termites emit, use of ultra-sensitive listening devices and microwave devices that can detect any movement inside walls and ceiling and under floors. We cannot be responsible for any hidden infestations or damage or for a termite infestation that was not active at the time of the inspection. No warranties or guarantees exist or are implied with our inspection. If a guarantee or warranty is desired, contacting a licensed exterminating company will be required prior to closing. We recommend obtaining records relating to any prior inspection, treatment, etc. if available. If a termite warranty is or was in force, the warrantor should be contacted so that the purchaser may continue coverage. This paper work should be obtained prior to closing. If these records cannot be obtained a retreatment of the building will be required. This report is not a warranty as to the absence of wood destroying insect infestation or to any wood destroying insect damage that is or was hidden from clear viewing at the time of the inspection.

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) **The building is protected under a warrantee from ABC Exterminating.**
- Recommend treatment for the control of:

Section IV. Obstructions and Inaccessible Areas

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

- Basement
- Crawl Space
- Main Level 1, 3, 4, 6, 7, 8, 9
- Attic 1, 3, 4, 5, 7
- Garage
- Exterior
- Porch
- 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)

Attachments

ATT1 Wood scraps were noted in the area under the front porch and on the floor of the right side crawl space. This presents a condition conducive to a wood destroying insect infestation with removal required.

ATT3 Wood was in contact with soil on the left and rear sides of the garage. This presents a condition conducive to rot and wood destroying insect infestations. Lowering of the soil level approximately four to six inches below the last course of siding will be required to prevent rot and wood destroying insect infestations from occurring.

ATT45 A color brochure explaining the biology of subterranean termites, *reticulitermes*, was given and explained to the client at the time of the inspection. This brochure is either from the National Pest Control Association or from the manufacturer of chemical used to eliminate a termite infestation such as 'Termidor'.

ATT48 DICO Building Inspection Service, Inc. does not offer a 1 year wood destroying insect warranty expressed or implied. Our termite inspection is simply to determine if there are any visible signs, past or present, of wood destroying insect infestations. These signs may not be present during a home inspection due to storage, furniture, appliances, etc. It is therefore recommended that the buyer conduct a second inspection after the sellers have moved out so that a more thorough inspection can be conducted. If a 1 year warrantee is desired, contacting a pest control company will be required prior to closing to reinspect the building.

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding WDI 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.

- 1. About the Inspection:** A visual 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 the 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.
- 2. 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.
- 3. 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 covering, wall coverings, siding, fixed ceiling, insulation, furniture, appliances, and/or personal possessions; or 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.
- 4. 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 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 of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**