

Wood Destroying Insect Infestation Inspection Report

Notice: Please read important information on page 2.

Section I. General Information

**ACCUTECH INSPECTION BUREAU LLC
82 SCHOOL ST
PISCATAWAY, NJ 08854**

Company's Business Lic. No.
90011X

Date of inspection
2011/05/14

Address of Property inspected
000000 My Ave.,
Bound Brook, NJ 08805

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

VIJAY K. CHOPRA *Vijay K. Chopra*

Structure(s) Inspected

- Two Family Home Dwelling unit Condo Mix use Structure
- with w/out Attached detached Garage Slab on Grade

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 considered 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 a wood-destroying insect was observed.
- B. Visible** evidence of a wood destroying insect infestation was observed as follows:
 - 1. Live Insects (description and type):
 - 2. Dead insects, insect parts, frass, Insect shelter tubes, exit holes, or staining (description and location):
 - 3. Visible damage from wood destroying insects was noted as follows (description and location): **Crawl space front sill plate**

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 portion thereof may have been previously treated. Visible evidence of possible previous treatment:

Seek Certification from the WDI treatment contractor, of full & final treatment, satisfactory compliance and no further treatment is / was required.

Property is under preventive WDI maintenance treatment. Seek warranty for effectiveness of treatment from this WDI Contractor / owner and client to continue with future preventive treatment.

High WDI infestation Potential exists, due to excessive wood / mulch etc, low soil to wood contact clearance in immediate vicinity of the structure.

This report is issued with the understanding that the client (buyer) shall maintain a preventive WDI maintenance treatment for the structure and shall seek the warranty from such WDI treatment contractors.

The inspection 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

Section IV. Obstructions and Inaccessible Areas (see legend):

% of the probe-able area available for inspection: <90% <60% < 30% <10% None (pick one)

- Basement 5, 6, 7, 9, 11,13
- Crawl Space 11,13
- Slab on Grade
- Main Levels 1, 3 to 6, 9, 11, 13
- Attic 5, 11, 13
- Garage
- Exterior 5, 11, 13, 17,
- Porch, Decks, Balcony(s) etc 11,12,13
- Additions / Out Buildings
- Other, Miscl. Personal effects

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

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

Section V. Additional Comments and Attachments (these are integral part of the report): Continue preventive WDI Maintenance treatment

Attachment: 2 page addendum, Inspection Agreement and or Report etc

Signature of Sellers(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 2 of this report and understands the information reported.

X

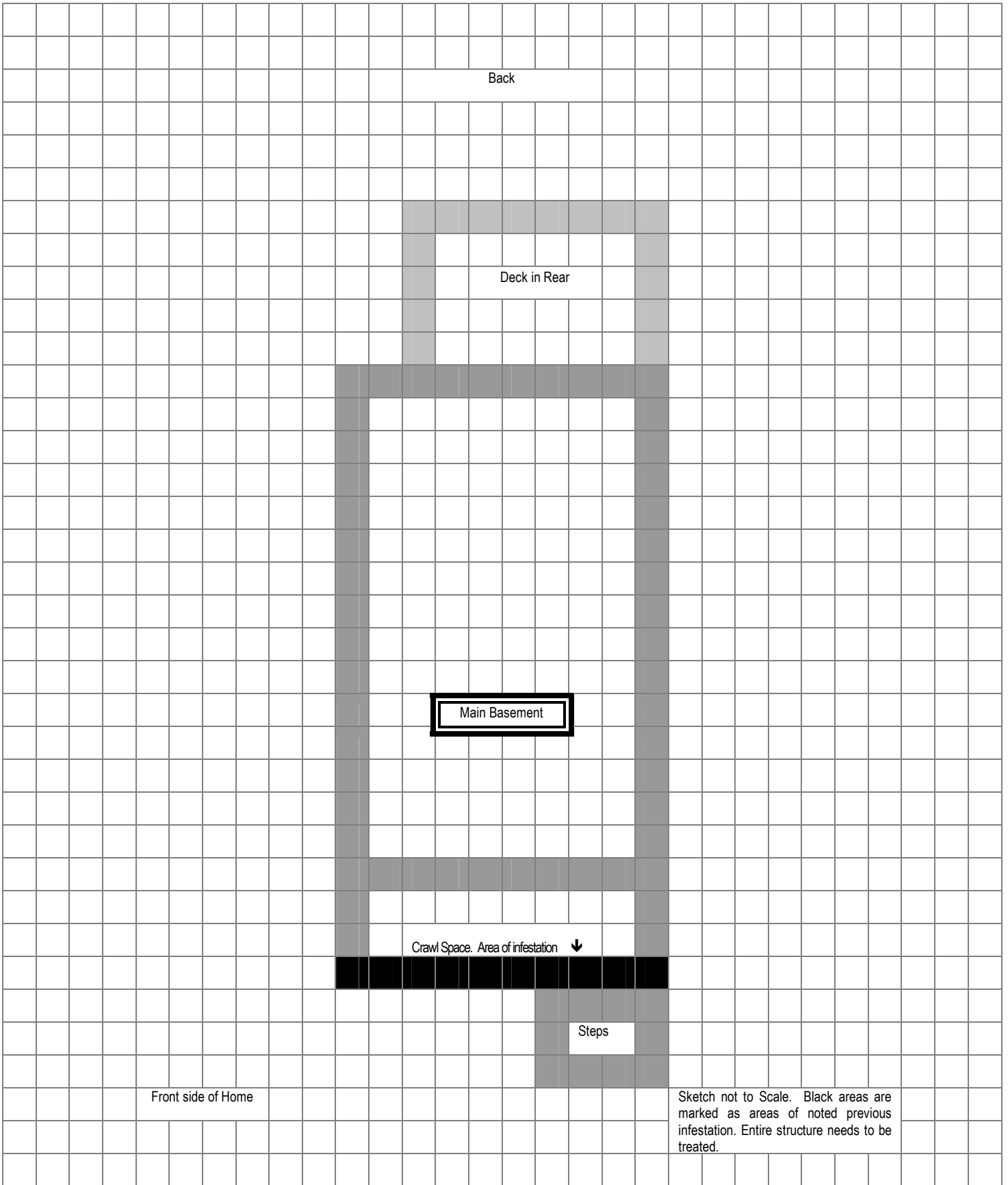
Important Consumer Information Regarding the Scope and Limitations of the Inspection

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 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 or 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 touch the 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.
- Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected**

ADDENDUM; WOOD DESTROYING INSECT INFORMATION:

- Not Inspected by us or the Report is by others
- There is no evidence of visible active WDI infestation, at this time.
- There is evidence of visible active WDI infestation. Treat entire property and repair damage if any.
- There is evidence of previous infestation. Re-infestation without preventive treatment is very highly likely possible. Continue treatment.
- There is evidence of WDII treatment for some past activity. Continue treatment.
- There is evidence of WDII-conducive conditions such as sill or wood sheathing in close proximity to soil, loose wood or mulch on soil close to foundations etc. Treat entire property.
- There is none or minimal area available that is typically available to probe for searching of the WDI. Bare lumber has been enclosed.
- Occupant claims that there is a preventive WDI treatment in effect on this property at this time.
- No evidence of active wood destroying insects in visible and accessible areas at the time of this inspection does not preclude, that there was no active infestation previously and or is not concealed currently and or there is no possibility of it in the future. With many areas normally available to inspect / probe for termite infestation are closed, finished off, cluttered, and or are inaccessible expect existing concealed damage from termites and or future probability. For invisible, hidden in inaccessible areas and or past infestation, (active or inactive now) and to prevent infestation in future, we recommend that a quality preventive treatment be obtained. Seek warranty for the effectiveness of the treatment from the WDI treatment contractor.
- For invisible, hidden in inaccessible areas and or past infestation, (active or inactive now) and to prevent infestation in future, we recommend that a quality preventive treatment be obtained before closing and maintained in effect thereafter. Seek warranty for the effectiveness of the treatment from the WDI treatment contractor.
- For any visible evidence of WDI infestation (current or previous) in any portion of the property, entire property shall have to be treated for indemnification & immunity from WDI insects, as there is a high probability that the rest of the property might have concealed infestation, but not visible or accessible at the date / time of inspection. (Partial treatment does not provide full protection for entire property). Treatment provider should certify the effectiveness and warrant the work for a period of at least one-year. Thereafter, we recommend that you undertake a preventive maintenance program.
- This property has been treated for WDI infestation. You must continue treatment and get warranty for treatment's effectiveness from the WDI treatment provider, in order to maintain a satisfactory level of protection from the WDI infestation. Even if the property does not exhibit any new evidence of WDI infestation in visible and accessible areas at the date and time of our inspection, it does not conclude that the property did not have any WDI infestation in the past and or shall remain WDI free, in future without the treatment. Only the WDI treatment provider can access the level of infestation, internal damage if any, type of treatment and its effectiveness etc and warrant acceptance of risks of WDI infestation. We do not undertake and or assume any liability from your not undertaking the treatment for any past, hidden, or future potential infestations and or damage there from.
- Complete history of the past WDI activity and its treatment is unknown to us. Please contact the previous treatment provider for this information. **Only that WDI treatment contractor can provide a certificate of satisfactory completion and that no further treatment is required for that activity.** In the absence of such certificate, you have may to re-treat the property afresh and seek the warranty of the effectiveness of treatment from the treatment provider.
- This is a limited visual inspection of the accessible visible areas of the structural components. If the property is diagnosed as currently infected or previously known to have been infected with WDI, further extensive probing may be required to determine the extent of infestation and damage, if any. We neither undertake WDI, (termite), treatment nor undertake any repairs of infested components. We do not perform any invasive techniques to determine the extent or quantum of damage or infestation or damage to the structure, beyond what is visible and accessible on the date / time of inspection. Determining full extent of infestation and damage beyond the visibility on the date /time of inspection is not within the scope of this inspection. The WDI treatment contractor and structural component repair contractors may be able to determine that aspect before providing the service.
- Properties with wood to soil contact clearance of less than 8" within 20' of the habitable area and or high moisture and or minimal sunlight have a history of extremely high % age of WDI infestation. We recommend keeping all cellulose materials, WDI infective and or conducive conditions such as loose wood, wood mulch chips, firewood etc, as far away as possible from foundations. Keep sill plates, wood siding and sheathing at least 8" above soil / concrete surfaces and provide solid barrier (shield) protection. Keep maximum sunlight on the foundation perimeter and lead roof water about 10' or so away from foundations. In the absence of it, provide quality preventive treatment.
- Wood destroying insect (WDI) treatment does not mean putting in a dose of chemicals only. Treatment constitutes various forms. It may be a simple periodic observation, to an aggressive heavy application, even evacuation of the property. Only the WDI application contractor can decide on the form and quantum of treatment. Only the WDI treatment contractor (previous, present or one you wish to employ in future,) can warrant the effectiveness of the treatment.
- We neither warrant the future effectiveness of the treatment nor the future condition. We simply inspect and report the current state of the presence of any current or previous activity of wood destroying insects at the property within 20' of the habitable area. Keeping the property safe from such insects is the responsibility of the owner and or their treatment provider.
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This graph may be filled only when the partial treatment is required to show the general area of infestation. However, when the finance, mortgage, bank, title and or the inspection company want entire property to be treated for any infestation, this graph may not be filled in the inspector.