

Wood Destroying Insect Infestation Inspection Report

Notice: Please read important consumer information on page 2

Section I. General Information

Report #: 2341

Company's Business Lic. No.

Date of inspection

Inspection Company, Address & Phone

BUO954

11/11/2008

Moyer Pest Control

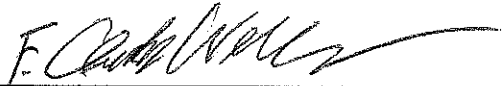
113 E. Reliance Road
Souderton PA 18964
Tel 215-799-2000 Fax 215-721-2806
jnase@moyer.com

Address of property Inspected:

Wrightstown Township
1235 Old Sachtetsford Road
Wrightstown PA 18940

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

F. Andrew Wedman
817119



Structure(s) Inspected:

Main House/2 Detached Barns Only.

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 infestation 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:

Live insects (description & location): _____

Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____

See Attached Addendum.

Visible damage from wood destroying insects was noted as follows (description and location): _____

See Attached Addendum.

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

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) No treatment necessary for Powder Post Beetle inactive at time of inspection.

Recommend treatment for the control of: Carpenter Ants/Carpenter Bees to be done in Spring when active.

Section IV. Obstructions and Inaccessible Areas

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

<input checked="" type="checkbox"/> Basement	<u>1, 6, 9, 24</u>
<input checked="" type="checkbox"/> Crawl Space	<u>11, 13</u>
<input checked="" type="checkbox"/> Main Level	<u>1, 3, 4, 6, 9</u>
<input checked="" type="checkbox"/> Attic	<u>access door screwed closed</u>
<input type="checkbox"/> Garage	_____
<input checked="" type="checkbox"/> Exterior	<u>16, 17</u>
<input type="checkbox"/> Porch	_____
<input type="checkbox"/> Addition	_____
<input checked="" type="checkbox"/> Other	<u>2 barns 6, 16, 17, 21 well house 10</u>

The inspector may write out inaccessible areas or use the following key:

- | | |
|-------------------------|--|
| 1. Fixed ceilings | 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 this report) See Attached Addendum.

Attachments Diagram & Treatment Proposal for Carpenter Ants/Carpenter Bees

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 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 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 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.**

ATTACHED ADDENDUM

SECTION II: B Visible Evidence of Wood Destroying Insects was observed

Dead Insects, insect parts, frass, shelter tubes, exit holes or staining(description and location).

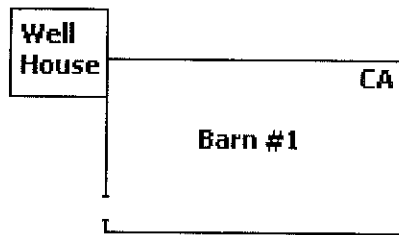
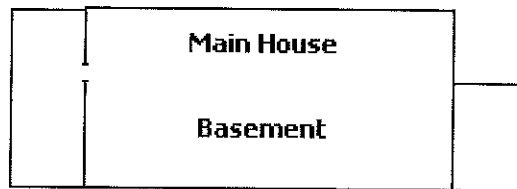
Powder Post Beetle exit holes and frass observed in many of the hand hued beams in the basement of the main house and both barns. Carpenter Ant frass and dead carpenter ants observed on 2nd floor of Barn #1. Carpenter Bee exit holes and galleries observed on Barn #2 in the eaves.

Visible damage from wood destroying insects was noted as follows(description and location).

Powder Post Beetle damage to many hand hued beams in Main House and both Barns. Carpenter Bee damage observed to eaves of Barn #2.

Powder Post Beetle appear to be inactive at time of inspection. No treatment necessary. Treatment recommended for Carpenter Ants and Carpenter Bees in the Spring of 2009 when active.

1235 Old Sackettsford Rd.
Wrightstown, Pa. 18940



CB= Carpenter Bees
CA= Carpenter Ants

