

# Sherlock

HOME INSPECTORS®

*PREPURCHASE CONSULTANTS*



**Address  
Town, NJ**

**PREPARED FOR:**

**John Smith**

# INSPECTION REPORT

Report Number  
Sample Report

Property Location: Address, Town, NJ

Purchaser: John Smith

NJ

Email:

Contact No.

Purchaser's Attorney

Realtor  
Attn:

Inspection Date: January 1, 2020

Weather: Clear : Temp: 50°

Property Type: One Family  
Bedrooms: 5 Baths: 3

Property Status: Occupied/Services On

Inspection Fee <\$\_\_\_\_>

Commissioned

Services: Home Inspection, Termite Inspection, Radon Testing

This inspection was performed to provide you with general overview of all the major systems and components based upon their condition at the time of inspection. This report is intended to cover only such portions of the premises and equipment therein as may be evaluated visually.

While due care was exercised in the performance of these services, the company makes not representations or guarantees with respect to latent or unobserved defects which may exist or surface in the future. The inspection report is not an insurance policy against future repair or replacement expense.

## INSPECTOR CERTIFICATION

This certifies that our inspector has no interest, past or present, in the inspected property. Further, since our service does not include contractor referrals when defects are discovered, the inspector and this report are totally unbiased and objective. Our fees are not based or contingent on the discovery of any defects or if discovered, their repair or replacement cost.

Raymond LoVecchio  
Sherlock Home Inspectors  
777 Franklin Avenue  
Franklin Lakes, NJ 07417  
201-848-5550  
support@sherlockhomeinspectors.com

Date:: 1/1/20

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## Ground Level Systems

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### Exterior Soil Grade

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Condition: Satisfactory

#### **Comments and Recommendations**

Plan replacement of deteriorated fencing.

Periodically maintain soil grading.

Remove trees at rear of dwelling, close to impeding foundation. See photos 4 and 6.



Photo 4



Photo 6

# INSPECTION REPORT

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## Foundations

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Type: Poured Concrete

### **Comments and Recommendations**

Hairline cracks noted, further evaluate, recaulking/repair is recommended to prevent moisture penetration . See photo 2.

Recaulk/reseal cracking to guard against deterioration due to freeze/thaw cycles which can cause further decay.

A majority of the foundation was concealed.



Photo 2

## Basement

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Full/Finished/Unfinished

### **Comments and Recommendation**

Storage restricted a full evaluation, re-inspect prior to closing.

Bilco door system noted, periodically maintain to ensure against water penetration.

Recommend installing GFCI outlets in laundry area.

Termite damage on wall studs and sub-floor, consult pest controls, further evaluate for hidden damage. See photos 17.

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Photo 17



# INSPECTION REPORT

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## Basement Seepage

### **Comments and Recommendations**

Visual evaluation did not reveal seepage evidence at the time of inspection.

Water stains were noted.

Evidence of past seepage noted.

Sump pump noted, effectiveness was not determined at time of inspection.

Interior drains noted.

Recommend checking sump pump operation periodically to ensure proper working order.

Not possible to determine the degree of future seepage due to seasonal change and/or dry conditions.

Painted walls/floor prevented a complete evaluation.

Suspect mold noted on paneled walls. Further evaluation is required as to strain and any environmental hazard it may pose. A swab sample and/or air quality test may be desired. Mitigation may be desired after steps to control moisture have been implemented. See photo 16.

Recommend providing proper electrical box & wiring for sump pump. See photo 15.

Based on our observations, it is recommended that a qualified waterproofing contractor be consulted for cost estimates prior to closing.

Reinspect after heavy rainfall.



Photo 15



Photo 16

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## Mechanical Systems

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### Electro-Mechanical

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Condition: Marginal

Estimated Amperage: 100

Panel Type: Circuit Breakers

Voltage: 120/240 volts

Wire Type: Romex/Bx/Cloth/Knob & Tube (appears to be disconnected)

Aluminum Service entry cables

Main Disconnect: Yes

Panel Location: Basement

### **Comments and Recommendations**

Overhead incoming service.

Ungrounded receptacle(s) noted, correction is required.

Consider installing GFCI (Ground Fault Circuit Interrupter) receptacles in bathrooms, kitchen, and areas where water/moisture is normally encountered.

Recommend installation of three prong grounded receptacles wherever the two prong, non-grounded type are currently installed.

Install switch plate/receptacle covers where needed.

Exposed wires noted in basement, enclose as required.

Loose wires noted in basement ceiling, resecure as required.

Open splices noted in basement, properly terminate and/or enclose in an approved junction box.

The system is operating at maximum.

Upgrading of service amperage is recommended.

Verify code compliance.

Surface mounted cables noted.

Utility plug above washing machine going to outside, confirm with electrician for purpose.

Verify operation of all lighting and receptacles prior to closing

Verify permits/approvals on electrical work prior to closing.

Recommend consulting a licensed electrician for a repair cost estimates prior to closing.

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## Domestic Hot Water

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Condition: Functional

Type: Independent storage tank

Fuel: Natural Gas

Approximate Age: 2010

Manufacturer: A.O. Smith

Capacity: 50 Gallon

Location: Basement

### **Comments and Recommendations**

Tank appears to be approaching economic end, plan replacement.

Periodically drain sediment from tank to improve energy efficiency and maximize life expectancy.

Verify permits/approvals on installation prior to closing.

Recommend consulting plumbing contractor for repair cost estimates prior to closing.



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## Heating System

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Condition: Operational

Type: Steam

Fuel: Gas

Zone: Single

Approximate Age: New

Manufacturer: BDP

Location: Basement

### **Comments and Recommendations**

Distribution piping is aged, plan replacement.

Professionally remove or encapsulate suspect asbestos insulation covering on heating pipes due to EPA health warning. See photo 14.

Recommend purging system.

Recommend obtaining a service contract.

This type of system needs to be serviced on a regular basis.

Drain low water cut off periodically to eliminate sediment build up.

Periodically check boiler water level sight glass (steam).

Time limitations and industry standards prevented our dismantling of the equipment, including the controls, gauges and performance of a detailed heat loss analysis.

Verify energy bill.

Due to inaccessibility, it is recommended that the heat exchanger and other internal componentry be examined by a qualified heating contractor.

It is recommended that a CO, CO2, stack combustion smoke and draft test be performed.

It is recommended that a chimney inspection be made by a competent professional for soot accumulation and chimney lining stability.

Original heat distribution system noted.

Hot water baseboard tied into steam boiler with no control or separate zone, further evaluate.

Verify permits/approvals on installation prior to closing.

Consult a heating contractor for repair cost estimates prior to closing.

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Photo 14

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## Plumbing System

Condition: Functional

Supply Piping Type: Copper

Drain/Waste/Vent Material: Cast Iron, Plastic, Galvanized, Copper

Water Pressure: Adequate

Drainage: Functional

### **Comments and Recommendations**

Rusted and/or leaking galvanized piping needs to be repaired/replaced.

Pitting noted on plumbing lines, plan replacement of affected sections.

Majority of the plumbing system was concealed.

Shut down exterior faucets during winter months.

Several gate valves are corroded and need repair, recommend installing ball valves.

Verify permits/approvals on plumbing work prior to closing.

## Domestic Water Supply

Type: Municipal

## Sewage Disposal

Type: Municipal

### **Comments and Recommendations**

Underground camera inspection of aged/corroded sewer lines from house to street is recommended.

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## Room to Room Analysis

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### Bathroom(s)

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#### ***Bathroom 1: Location: Basement***

Toilet: Marginal

Shower Condition: Poor

Sink Condition: Functional

Paneled Walls/Acoustic Tile Ceiling: Functional

Laminate : Floor: Functional

#### **Comments and Recommendations**

Recommend periodically re caulking all areas that come in contact with moisture.

Loose toilet noted, replace wax seal and resecure toilet.

No water to shower.

Consult contractor for repair cost estimates prior to closing.

#### ***Bathroom 2: Location: 1st Floor***

Toilet: Functional

Shower Condition: Functional

Sink Condition: Functional

Plaster Walls/Plaster Ceiling: Functional

Tile: Floor: Functional

#### **Comments and Recommendations**

Tile tightness appeared satisfactory yet periodic routine caulking and observation is recommended.

Recommend periodically re caulking all areas that come in contact with moisture.

Stopper malfunction noted in sink, further evaluate, repair/replace as required.

Sluggish drainage noted at sink, further evaluate.

Consult contractor for repair cost estimates prior to closing.

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## ***Bathroom 3: Location: 2nd Floor***

Toilet: Functional

Bathtub Condition: Functional

Shower Condition: Functional

Sink Condition: Functional

Plaster Walls/Plaster Ceiling: Functional

Vinyl: Floor: Functional

### **Comments and Recommendations**

Tile tightness appeared satisfactory yet periodic routine caulking and observation is recommended.

Recommend periodically re caulking all areas that come in contact with moisture.

Stopper malfunction noted in sink, further evaluate, repair/replace as required.

Sluggish drainage noted at tub, further evaluate.

Improper wiring at wall switch and light fixture lamp cord used.

Consult contractor for repair cost estimates prior to closing.

## **Kitchen**

Type: Combination eat in/work in

Plaster Walls/Plaster Ceiling: Functional

Laminate Floor: Functional

Cabinets and Counters: Functional

Sink Condition: Functional

Hand Held Sprayer: Functional

### **Comments and Recommendations**

Leak noted at sink faucet, repair is required.

Cracked/broken glass noted, recommend replacing.

Consider installing a GFCI (Ground Fault Circuit Interrupter) receptacle.

Pitted sink trap noted, recommend replacing.

Dishwasher was not functioning.

Evaluation of the stove was part of our standard home inspection. The front burner did not ignite at the time of our inspection. We recommend inspecting/verifying the operation of all appliances on your final walk-through.

Recommend consulting a contractor for a repair cost estimates.

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## Foyer/Entrance Hall

Plaster Walls/Plaster Ceiling: Functional

Hardwood Floor: Functional

### **Comments and Recommendation:**

Sloped floor noted, further evaluate.

## Living Room

Plaster Walls/Plaster Ceiling: Functional

Hardwood Floor: Functional

### **Comments and Recommendations**

Cracked/broken glass noted, recommend replacing.

Significant hump and settlement on center wall floor, recommend structural engineer to further evaluate. Cause separated base molding and trim.

## Bedroom(s)

### **Bedroom - 2nd Floor, Front**

Plaster Walls/Plaster Ceiling: Functional

Hardwood Floor: Functional

### **Comments and Recommendations**

Ungrounded receptacle(s) noted.

Cracked/broken glass noted, recommend replacing.

Peeling paint noted at ceiling, further evaluate.

Cluttered closet conditions, evaluation restricted - reinspect prior to closing.

Recommend replacing aged wall switch.

### **Bedroom - 2nd Floor, Front Right**

Plaster Walls/Plaster Ceiling: Functional

Hardwood Floor: Functional

### **Comments and Recommendations**

Ungrounded receptacle(s) noted.

Cracked/broken glass noted, recommend replacing.

Cluttered conditions in closets, evaluation restricted - reinspect prior to closing.



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## **Bedroom - 2nd Floor, Front Left**

Plaster Walls/Plaster Ceiling: Functional

Hardwood Floor: Functional

### **Comments and Recommendations**

Ungrounded receptacle(s) noted.

Cluttered conditions in closet, evaluation restricted - reinspect prior to closing.

Repair cracked plaster in closet wall.

## **Bedroom - 1st Floor, Front Right**

Paneled Walls/Plaster Ceiling: Functional

Hardwood Floor: Functional

### **Comments and Recommendations**

Cluttered closet. Reinspect prior to closing.

## **Bedroom - 1st Floor, Rear Right**

Plaster Walls/Plaster Ceiling: Functional

Hardwood Floor: Functional

### **Comments and Recommendations**

Cracked/broken glass noted, recommend replacing.

Cluttered conditions in closet, evaluation restricted - reinspect prior to closing.

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## Exterior Systems

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### Attic/Ventilation/Insulation

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Ventilation: Marginal

Access: Scuttle Entrance, Walk-Up

Insulation: Marginal

#### **Comments and Recommendations**

Thermostatically controlled exhaust fan noted.

Minimal insulation was observed.

Interior water penetration noted, appears to be prior leakage, further evaluate for hidden damage and possible mold, repair as required.

Blemished/stained sheathing noted.

Home inspectors are not allowed to disturb the insulation and air/vapor barriers. Materials and conditions concealed by the insulation are excluded from a home inspection by the New Jersey Standards of Practice. Products containing asbestos may be present or material defects with the concealed electrical, plumbing, HVAC, and structure may be present. Insulation may also conceal evidence of rodents or insects penetration.

Verify energy bills.

### Fireplace/Chimney

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Type: Brick

#### **Comments and Recommendations**

Hire a chimney sweep to evaluate the mortar joints, flue liner, draft, and clean creosote buildup.

Interior of chimney/fireplace was not entirely observable.

Periodic cleaning/inspection of chimney is recommended.

Periodically reseal/repoint exterior chimney bricks and flashings.

To insure proper chimney draft, preheat flue prior to lighting fire.

A level 2 chimney inspection is strongly recommended if no certification paperwork is available.

### Porch

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Condition: Functional

Type: Brick

#### **Comments and Recommendations**

Guard against deterioration due to moisture penetration and freeze thaw cycles which can cause cracking and decay.

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## Driveway

Condition: Functional

Type: Gravel

### **Comments and Recommendations**

Cracking noted at garage apron. See photo 7.

Appears an underground oil tank has been removed, recommend obtaining paperwork. See photo 3.

Consult a contractor for repair cost estimates.



Photo 3



Photo 7

## Sidewalks/Patio

Condition: Functional

Type: Concrete/Pavers

### **Comments and Recommendations**

Cracking noted.

Recalk/recharge as required to guard against deterioration due to moisture and freeze-thaw cycles which can cause cracking and decay.

Consult a contractor for repair cost estimates prior to closing.

## Windows and Doors

Window Condition: Functional

Doors Condition: Functional

### **Comments and Recommendations**

Skylight(s) noted.

Aged windows can contribute to heat loss.

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## Storms and Screens

Condition: Functional

### **Comments and Recommendations**

Combination aluminum storm/screens noted.

## Roof

Condition: Functional

Roof Design: Gable

Exterior Composition: Dimensional Strip

### **Comments and Recommendations**

Ground evaluation only.

Evaluation was performed with binoculars.

Periodically reseal flashings.

## Exterior Siding

Condition: Functional

Type: Brick, Cedar Shakes, Stucco

### **Comments and Recommendations**

Loose sections were noted at right side soffit, recommend replacing to prevent insect and/or moisture penetration. See photo 9.

Rear trees closed to dwelling, recommend removal. See photos 4 and 6.

Guard against deterioration due to moisture and freeze-thaw cycles which can cause cracking and decay.



Photo 4



Photo 6

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Photo 9

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## Gutters and Leaders

Condition: Functional

Type: Aluminum

### **Comments and Recommendations**

Underground drainage noted, unable to verify water flow rate of underground drainage for a clogged condition.

Periodic cleaning of gutters and leaders is recommended.

## Garage

Type: Two Car, Detached

Door Operation: Electrically operated

Roof Condition: Marginal

### **Comments and Recommendations**

Wood rot/decay noted at tail rafter and fascia board. See photo 5.

Wood soil contact. See photo 8.

Roof sheathing sag.

Storage items/equipment/vehicle prevented full evaluation, re-inspect prior to closing. See photos 11 and 12.

Extensive termite damage at wall studs, consult pest control. See photo 10.

Resecure hanging outlet box. See photo 13.

Consult contractor for repair cost estimates prior to closing.



Photo 5



Photo 8



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Photo 10



Photo 11



Photo 12



Photo 13

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## Ancillary Systems

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The following systems were not evaluated

Appliances and/or washer and dryer are not evaluated as part of our inspection, it is recommended that they be tested prior to closing.

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## Summary

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### Ground Level Systems

#### EXTERIOR SOIL GRADE

- ◆ Plan replacement of deteriorated fencing
- ◆ Remove trees at rear of dwelling, close to impeding foundation

#### FOUNDATIONS

- ◆ Hairline cracks noted, further evaluate, recaulking/repair is recommended to prevent moisture penetration

#### BASEMENT

- ◆ Termite damage on wall studs and sub-floor, consult pest controls, further evaluate for hidden damage

#### BASEMENT SEEPAGE

- ◆ Suspect mold noted on paneled walls. Further evaluation is required as to strain and any environmental hazard it may pose. A swab sample and/or air quality test may be desired. Mitigation may be desired after steps to control moisture have been implemented.
- ◆ Recommend providing proper electrical box & wiring for sump pump

### Mechanical Systems

#### ELECTRO-MECHANICAL

- ◆ Ungrounded receptacle(s) noted, correction is required
- ◆ Install switch plate/receptacle covers where needed
- ◆ Exposed wires noted in basement, enclose as required
- ◆ Loose wires noted in basement ceiling, resecure as required
- ◆ Open splices noted in basement, properly terminate and/or enclose in an approved junction box

This summary is not the entire report. It is highly recommended that the complete report is read in full. The following items in the summary page are prioritized observations and or discoveries of the systems or components that need repair/replacement as intended and need further evaluation/attention

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- 
- ◆ Utility plug above washing machine going to outside, confirm with electrician for purpose

## DOMESTIC HOT WATER

- ◆ Tank appears to be approaching economic end, plan replacement

## HEATING SYSTEM

- ◆ Distribution piping is aged, plan replacement
- ◆ Professionally remove or encapsulate suspect asbestos insulation covering on heating pipes due to EPA health warning
- ◆ Hot water baseboard tied into steam boiler with no control or separate zone, further evaluate

## PLUMBING SYSTEM

- ◆ Rusted and/or leaking galvanized piping needs to be repaired/replaced
- ◆ Pitting noted on plumbing lines, plan replacement of affected sections
- ◆ Several gate valves are corroded and need repair, recommend installing ball valves

## Room to Room Analysis

### BATHROOM(S)

- ◆ Loose toilet noted, replace wax seal and resecure toilet
- ◆ No water to shower
- ◆ Stopper malfunction noted in sink, further evaluate, repair/replace as required
- ◆ Sluggish drainage noted at sink, further evaluate
- ◆ Sluggish drainage noted at tub, further evaluate
- ◆ Improper wiring at wall switch and light fixture lamp cord used

### KITCHEN

- ◆ Leak noted at sink faucet, repair is required
- ◆ Cracked/broken glass noted, recommend replacing

This summary is not the entire report. It is highly recommended that the complete report is read in full. The following items in the summary page are prioritized observations and or discoveries of the systems or components that need repair/replacement as intended and need further evaluation/attention

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- 
- ◆ Pitted sink trap noted, recommend replacing
  - ◆ Dishwasher was not functioning

## LIVING ROOM

- ◆ Cracked/broken glass noted, recommend replacing
- ◆ Significant hump and settlement on center wall floor, recommend structural engineer to further evaluate. Cause separated base molding and trim

## BEDROOM(S)

- ◆ Ungrounded receptacle(s) noted
- ◆ Cracked/broken glass noted, recommend replacing
- ◆ Cluttered conditions in closet, evaluation restricted - reinspect prior to closing
- ◆ Repair cracked plaster in closet wall

## Exterior Systems

### ATTIC/VENTILATION/INSULATION

- ◆ Interior water penetration noted, appears to be prior leakage, further evaluate for hidden damage and possible mold, repair as required

### DRIVEWAY

- ◆ Cracking noted at garage apron

### EXTERIOR SIDING

- ◆ Loose sections were noted at right side soffit, recommend replacing to prevent insect and/or moisture penetration
- ◆ Rear trees closed to dwelling, recommend removal

This summary is not the entire report. It is highly recommended that the complete report is read in full. The following items in the summary page are prioritized observations and or discoveries of the systems or components that need repair/replacement as intended and need further evaluation/attention

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## GARAGE

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- ◆ Wood rot/decay noted at tail rafter and fascia board
- ◆ Extensive termite damage at wall studs, consult pest control
- ◆ Resecure hanging outlet box

This summary is not the entire report. It is highly recommended that the complete report is read in full. The following items in the summary page are prioritized observations and or discoveries of the systems or components that need repair/replacement as intended and need further evaluation/attention



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## Conclusion

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We have done a careful evaluation of all the visible and accessible areas of the home in accordance with the standards established by the NJ Standards of Practice. The workmanship and construction appear to be standard. It is apparent that routine maintenance has been carried out for the majority of the home life. The home has been modified from its original construction.

As a result of these factors the home reflects normal wear. **The evidence suggests that the structural, cosmetics, maintenance areas, electro-mechanical, plumbing systems, garage and the roof will require major maintenance, repair and attention.** It appears that this home has reached the age at which routine repair, replacement and upgrading is to be expected.

It is normally wise to verify the area water table when purchasing this type of property.

We recommend verifying permits on file with town hall on any structural, roofing, electrical, plumbing work etc. performed recently or previously, and approvals of such by authorities having jurisdiction.

The diversity of public utility, gas and building codes precludes our performing any code compliance inspections or analysis of the materials in the home for the presence of mold, asbestos, lead paint, underground storage tanks, toxic or flammable materials or any type. You may well want to consider commissioning a more in-depth study of these potential hazards before completing the purchase of this home.

Although we deem this report to be accurate, please note that the life expectancies of the systems in a home differ due to varying conditions and it is impossible to foresee or guarantee the longevity of any given system. Prior to closing, attention should be given to the specific areas we have noted as requiring further attention, as well as those areas where complete evaluation was not possible due to inaccessibility, obstruction of systems shut down. In addition, it is important that you discuss the known repair history of the home with the seller to best familiarize yourself with the kinds of information that one can only ascertain from actually living in a home. Because changes may occur between our inspection and final settlement we urge your to perform the recommended walk-through inspection just prior to closing.

**Wood Destroying Insect Inspection Report** Notice: Please read important consumer information on **page 2**

<b>Section I. General Information</b> Inspection Company, Address, & Phone <b>Sherlock Home Inspectors</b> <b>777 Franklin Avenue</b> <b>Franklin Lakes, NJ 07417</b> <b>201-848-5550</b>	Company's Business Lic. No. <b>59913B</b> Address of Property Inspected <b>Address</b> <b>Town, NJ</b>	Date of Inspection <b>12/09/2022</b> File Number:
Inspector's Name, Signature, & Certification, Registration, or Lic. #  <u>Inspectors</u>		Structure(s) Inspected  <u>Dwelling Type</u>

**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 wood destroying insect damage. **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): \_\_\_\_\_

☒ 3. **Visible** damage from wood destroying insects was noted as follows (description and location): \_\_\_\_\_  
**Termite damage basement and 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.

**Section III. Recommendations**

☐ No treatment recommended: (Explain if Box B in Section II is checked)

☒ Recommended treatment for the control of:  
**Termites**

<b>Section IV. Obstructions &amp; Inaccessible Areas</b> The following areas of the structure(s) inspected were obstructed or inaccessible:	<b>The inspector may write out obstructions or use the following optional key:</b>																												
<input type="checkbox"/> Basement <input type="checkbox"/> Crawlspace <input type="checkbox"/> Main Level <input type="checkbox"/> Attic <input type="checkbox"/> Garage <input type="checkbox"/> Exterior <input type="checkbox"/> Porch <input type="checkbox"/> Addition <input type="checkbox"/> Other	<table border="0"><tr><td>1. Fixed ceilings</td><td>15. Standing water</td></tr><tr><td>2. Suspended ceiling</td><td>16. Dense vegetation</td></tr><tr><td>3. Fixed wall covering</td><td>17. Exterior siding</td></tr><tr><td>4. Floor covering</td><td>18. Window well covers</td></tr><tr><td>5. Insulation</td><td>19. Wood pile</td></tr><tr><td>6. Cabinets or shelving</td><td>20. Snow</td></tr><tr><td>7. Stored items</td><td>21. Unsafe conditions</td></tr><tr><td>8. Furnishings</td><td>22. Rigid foam board</td></tr><tr><td>9. Appliances</td><td>23. Synthetic stucco</td></tr><tr><td>10. No access or entry</td><td>24. Duct work, plumbing, and/or wiring</td></tr><tr><td>11. Limited access</td><td>25. Spray foam insulation</td></tr><tr><td>12. No access beneath</td><td>26. Equipment</td></tr><tr><td>13. Only visual access</td><td></td></tr><tr><td>14. Cluttered condition</td><td></td></tr></table>	1. Fixed ceilings	15. Standing water	2. Suspended ceiling	16. Dense vegetation	3. Fixed wall covering	17. Exterior siding	4. Floor covering	18. Window well covers	5. Insulation	19. Wood pile	6. Cabinets or shelving	20. Snow	7. Stored items	21. Unsafe conditions	8. Furnishings	22. Rigid foam board	9. Appliances	23. Synthetic stucco	10. No access or entry	24. Duct work, plumbing, and/or wiring	11. Limited access	25. Spray foam insulation	12. No access beneath	26. Equipment	13. Only visual access		14. Cluttered condition	
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**Section V. Additional Comments and Attachments** (these are an integral part of the report)

**Verify past history of inspections, infestations, damage, concealed damage, extent of damage, repairs, extent of repairs, need for repairs, permits/approvals on repairs treatment, warranties, service contracts, obtain paperwork, further evaluation recommended.**

Attachments \_\_\_\_\_

<b>Signature of Seller(s)</b> or Owner(s) if refinancing. Seller discloses to the buyer all information, to their knowledge, regarding W.D.I. infestation, damage, repair, and treatment history.  X	<b>Signature of Buyer.</b> The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.  X
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# Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. Please refer to the NPMA Suggested Guidelines for instructions on completing 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 non-insect 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.
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** Treatment or corrective action should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestation is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company.  
**For other Wood Destroying Insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.**
- 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 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 an 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 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.
- 5. Neither the inspection company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**