

Wood Destroying Insect Infestation Inspection Report

This is not a structural damage report. This form may not be altered.

Section I. General Information		Company's Business Lic. No: Not Applicable	FHA/VA Case No. (if any): Not Applicable
Inspection Company, Address, & Phone: Independent Property Inspection Consultants 719 Eathan Avenue Pittsburgh, PA 15226-1624 412-561-5969		Property Address: 422 Glenn Avenue Township of Scott - 422 Glenn Avenue Carnegie, PA 15106	

Inspector's Name: **Ronald C. Bachner** Structure(s) Inspected: **Single Family House**

Section II. Inspection Findings This report is indicative of the condition of the subject structure(s) on the date of the inspection only and is Not to be construed as an express or implied warranty or guarantee against latent, concealed, or future infestation or defects. Any such warranty or service agreement to provide future treatment or inspections may be provided as a separate attachment and only if indicated in Section IV. See Section IX on side 2 for important information. 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 infestation was observed.
- b. Visible evidence of a wood destroying insect infestation was observed as follows:
- Live insects; (description and location): Dry Wood Termites Subterranean Termites Carpenter Ants Carpenter Bees
- Old Wood Borers Locations: _____
- Insect parts, frass, exit holes or shelter tubes; (description and location): _____
- Damage from wood destroying insects was noted in the following area(s): _____

Regarding visible evidence of wood destroying insects: The inspector may find wood which has been damaged by insects. Any damage noted should be considered only as evidence of current or previous infestation of wood destroying insects. If box b. is checked above, it should be understood that some degree of damage, including hidden damage, may be present. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair. Upon receipt of this report, the Seller or the Seller's Agent shall notify the Buyer that any damage should be examined by a qualified individual to determine the need for repair. Any visible evidence observed above appears:

- Active; treatment recommended at this time (Note: FHA and VA require treatment for all active infestations)
- Inactive; no treatment recommended at this time
- Activity and need for treatment cannot be determined without further investigation.

Reason: _____

In many cases, based upon visible signs of infestation by wood destroying insects, it is not possible without benefit of subsequent inspections and evaluations over a period of time to ascertain whether an infestation is active or inactive. If a warranty or service agreement is in effect, the company which issued the warranty or service agreement should be contacted. If no warranty or service agreement is in effect, the inspecting company or another company may provide treatment, if requested and permitted by regulations, for an additional fee.

It appears that the structure(s) or a portion thereof may have been previously treated. Evidence of previous treatment: _____

This company can give no assurances with regard to work that may have been previously performed by other companies. The company which treated the property should be contacted by the Buyer for treatment and warranty information.

Section III. Treatment was/is scheduled to be performed by the inspecting company: Yes Date: _____

Treatment Description: _____

Section IV. Attachments The following listed attachments are integral parts of this inspection report:
None

Section V. Obstructions & Inaccessible Areas The following areas of the structure(s) inspected were obstructed or inaccessible (see item 4 on side 2):		The inspector may write out inaccessible areas or use the following key:
Basement	7,9,11,12,	
Crawl Space	10,	1. fixed ceilings 12. only visual access
Main Level	1,3,4,6,7,8,9,11,12,	2. suspended ceiling 13. no access beneath
Attic	1,3,7,10,11,12,	3. fixed wall covering 14. cluttered condition
Garage	NA	4. floor covering 15. standing water
Exterior	11,12,16, 17,	5. insulation 16. dense vegetation
Porch	11,12,13,	6. cabinets or shelving 17. exterior coverings
Addition	1,3,4,8,10,11,12,13, No Attic Access -	7. stored items 18. window well covers
Other	NA	8. furnishings 19. wood pile
		9. appliances 20. snow
		10. no access or entry 21. unsafe conditions
		11. limited access

Section VI. Additional Comments (see side 2)

Section VII. Inspector's Signature: Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property.

X *Ronald C. Bachner* Certification or Registration No: (if applicable) **NA** Date of Inspection: **8/13/2015 12:00 PM**

Section VIII. Statement of Buyer & Seller This report is integral to, and a necessary part of the inspecting company's full disclosure as to the scope and inherent limitations of the inspection and report of finding. It is most important that the interested parties acknowledge this advice. The Seller hereto agrees that all known property history information regarding WDI infestation, damage from infestation, and treatment history has been disclosed to the Buyer. Seller(s) Date: _____

Signature of Owner(s) (if refinancing) X

The undersigned hereby acknowledges receipt of a copy of this report

Buyer's Signature: X Date: _____

This report must be signed by the Buyer and Seller as applicable. A legible copy of this signature page must be returned to the inspecting company by the person ordering this inspection. See section IX below regarding the scope and limitations of the inspection and this report.