Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on **page 2.**

Section I. General Information

Inspection Company, Address & Phone

Good to Go Inspection Services

894 East Maple Leaf Road, Forestview, Vermont 05672

(555) 802-2180

Company's Pest Control Business Lic. No.: #83-5555

Date of Inspection: 11/20/2025

Address of Property Inspected: 14 Brook Hill Lane, Fayetteville GA 30215

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

Sheldon Mapleton

LK234569

Sheldon Mapleton

Structure(s) Inspected: House

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): Live carpenter ants were found in the attic at the front gable end. Several live ants were visible trailing along the rafters near an area of moisture staining. No other live wood-destroying insects were observed at the time of inspection.
  - ☐ 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):

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 action and/or treatment recommended: (Explain if Box B in Section II is checked)
- ☑ Recommend action(s) and/or treatment(s) for the control of:

  Recommend that a licensed pest management professional provide appropriate treatment for the carpenter ant activity and that moisture conditions contributing to infestation be corrected. Damaged structural components should be evaluated for repairs.

Section IV. Obstructions and Inaccessible Areas

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

- ☑ Basement: 3, 1 (Finished walls limited visibility; Fixed ceilings restricted access above)
- ☑ Crawlspace: 11, 15 (Low clearance reduced access; Standing water prevented full entry)
- ☑ Main Level: 4, 8 (Floor coverings concealed the subfloor; Furniture restricted wall access)
- ☑ Attic
- ☑ Garage
- ☑ Exterior: 16, 17 (Vegetation limited visibility along lower walls; Siding concealed structural surfaces)
- ☐ Porch
- ☐ Addition
- ☐ Other

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

1. Fixed ceiling
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 siding
18. Window well covers
19. Wood pile
20. Snow
21. Unsafe conditions
22. Rigid foam board
23. Synthetic stucco
24. Duct work, wiring, and/or plumbing
25. Spray foam insulation
26. Equipment

Section V. Additional Comments and Attachments

(these are an integral part of the report)

Areas of the home showed moisture and limited visibility that prevented a full evaluation in some sections. Obstructions noted above may hide damage or activity not visible during the inspection. Recommend addressing access limitations and moisture conditions, then re-evaluating those areas if needed.

Attachments: See diagram attached

Signature of Seller(s) 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 Andrea Priestly

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 Adele Proust

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Previous editions are obsolete after 12/31/19. This form is approved for FHA and VA loans.

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 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.**

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 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 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 inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

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