

# Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2

## Section I. General Information

Inspection Company, Address, & Phone

Brown Exterminating - Division 1  
P O Box 1257  
Stanardsville, VA 22973  
434-985-8279

Company's Business Lic. No.

92001414

Date of Inspection

March 7, 2017

Address of Property Inspected

1677 Octonia Rd  
Stanardsville Va 22973

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

George Foley, 25590-C

*George Foley* (AP)

Structure(s) Inspected

House/Garage

## 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 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:

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): \_\_\_\_\_

**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 treatment: \_\_\_\_\_

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) \_\_\_\_\_
- Recommended treatment for the control of: \_\_\_\_\_

## Section IV. Obstructions and Inaccessible Areas

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

- Basement \_\_\_\_\_
- Crawlspace \_\_\_\_\_
- Main Level 1,3,4,6,8,9
- Attic 5
- Garage 1,3,6,7,14
- Exterior 16,17
- Porch \_\_\_\_\_
- Addition \_\_\_\_\_
- Other \_\_\_\_\_

The inspector may write out obstructions or use the following optional 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 the report)

A warranty is available on or before the closing date for an additional fee of \$600.00

Attachments Invoice, Water Analysis, Septic Walkover

**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 crawl spaces 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.**



# MID-ATLANTIC LABORATORIES,

State Certified Environmental Laboratory  
VA Lab I.D. #00215 • MD Cert #215  
WV Lab I.D. #9926 • NC Lab I.D. #51704

**Mailing Address:** 14294 Big Timber Road  
King George, VA 22485  
**Physical Address:** 224 Main Street, Suite 1  
Port Royal, VA 22535

Tel. 804-742-5577  
www.midatlanticlaboratories.com

# BACTERIOLOGICAL CERTIFICATE OF ANALYSIS

(See reverse side for instructions)

SAMPLE  
No 6827

DATE TIME COLLECTED	COLLECTED BY	AGENCY/COMPANY
3-7-17 9:30 AM	G Foley	Brown Ext Co

CHLORINE RESIDUAL:

FAX OR EMAIL RESULTS TO	FAX OR EMAIL ADDRESS	DAY TIME TEL #
	434 985-3872	985-8279

SEND REPORT TO:	PLEASE PRINT NAME & MAILING ADDRESS BELOW		
	NAME	Brown Ext Co	
	STREET	P.O. Box 1257	
	CITY	Standardsville	STATE VA ZIP 22973

TOWN/STREET ADDRESS OF WATER SUPPLY		
NAME	Eugene Temple	
STREET	1677 Octavia Rd	
CITY	Standardsville	STATE VA ZIP 22973

FORM OF PAYMENT:	
<input type="checkbox"/> CHECK	<input type="checkbox"/> MONEY ORDER # _____ <input type="checkbox"/> c/c
<input checked="" type="checkbox"/> CUSTOMER ACCOUNT: BY BROWN EXT.	

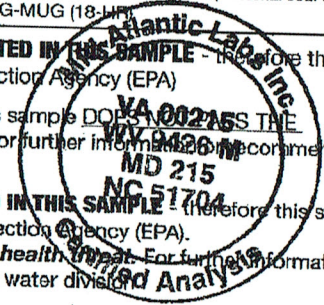
IF PUBLIC SYSTEM OR NEW WELL, COMPLETE BELOW:	
(PWSID# _____)	OR HEALTH DEPT. I.D.# _____ )

TO BE COMPLETED BY LAB ONLY			
RECEIVED IN LAB	DATE 03/08/17	TIME 0930	BY J
COMPLETED	DATE 3/9/17	TIME 0930	ANALYST DC
		METHOD	
		<input checked="" type="checkbox"/> ONPG-MUG (24-HR)	<input type="checkbox"/> MPN (Bacterial count)
		<input type="checkbox"/> ONPG-MUG (18-HR)	

**RESULTS**  
BOX MARKED  
WITH "X" INDICATES  
YOUR RESULTS  
(EXPLANATION AT RIGHT)

Results valid only when  
accompanied by  
Certified Analysis Seal

- NO TOTAL COLIFORM OR E. COLI (FECAL COLIFORM) BACTERIA WERE DETECTED IN THIS SAMPLE** - therefore this sample **PASSES THE POTABILITY TEST** required by the Environmental Protection Agency (EPA)
- TOTAL COLIFORM BACTERIA WERE DETECTED IN THE SAMPLE** - therefore this sample **DOES NOT PASS THE POTABILITY TEST** required by the Environmental Protection Agency (EPA). For further information or recommended action, contact your local or state Health Department, drinking water division
- TOTAL COLIFORM AND E. COLI (FECAL COLIFORM) BACTERIA WERE DETECTED IN THIS SAMPLE** - therefore this sample **DOES NOT PASS THE POTABILITY TEST** required by the Environmental Protection Agency (EPA). **NOTE: the presence of the E. Coli bacteria indicates a potentially serious health threat.** For further information or recommended action, contact your local or state Health Department, drinking water division
- OTHER:** \_\_\_\_\_



# REPORT OF VISUAL INSPECTION OF SEPTIC SYSTEM

L.F.H d.b.a. Brown Exterminating Co., submits this report in connection with the purchasing or refinancing residential property at:

1677 Octonia Rd Stanardsville Va 22973

**BROWN EXTERMINATING CO.**, reports its findings **at the time of the inspection** as follows:

- 1) Toilets were flushed ~~WITH~~/WITHOUT a visible sign of water backup.
- 2) An actual survey is required to determine the exact location of the septic drain field but above ground observation reveals the following:
  - A) The surface of the ground in the drainage area appears to be ~~WET~~/DRY.
  - B) The drainage lines ~~CAN~~/CANNOT be identified from the color of the grass or distinguishing appearance.
  - C) The septic tank ~~HAS~~/HAS NOT been located. (An actual survey is required to determine the exact location.)
  - D) Was there any offensive or obnoxious odor at the drainage area? ~~YES~~/NO
- 3) The lid of the septic tank ~~HAS~~/HAS NOT been removed for inspection. If the lid has been removed, a report has been made on the following:
  - A) It appears the septic tank ~~HAS~~/HAS NOT been cleaned recently.
- 4) A septic distribution box ~~HAS~~/HAS NOT been located. (An actual survey is required to determine the exact location.)
- 5) The septic tank system serving the above Described property appears to be in WORKING/~~NON WORKING~~ condition.
- 6) Comments: Water was run + toilets flushed. No problem found at time of inspection.

**THIS INSPECTION REPORT IS BEING SUBMITTED BASED ON A VISUAL INSPECTION OF THE PROPERTY AND THE SEPTIC SYSTEM.**

**THERE IS A WARRANTY AVAILABLE FOR THREE MONTHS FROM THE DATE OF THIS INSPECTION FOR A FEE OF \$350.00 PAID ON OR BEFORE CLOSING.**

Date of Inspection

3-7-16

Respectfully submitted BROWN EXTERMINATING CO.

By: George Fals