

WOOD DESTROYING INSECT REPORT

Approved by the Louisiana Structural Pest Control Commission (LAC Title 7 Agriculture and Animals Part XXV, Structural Pest Control Chapter 1, Section 121) and the Louisiana Pest Management Association.

THIS REPORT IS MADE IN ACCORDANCE WITH AND SUBJECT TO THE CONDITIONS ON REVERSE SIDE OF THIS PAGE

For and in consideration of the Price and Sum of \$ **225.00** and State Fee \$ **12.00** for a Total of \$ **237.00**

A qualified inspector employed by this company has carefully inspected all accessible areas of the structure(s) on the property located at the address below for termites and other wood destroying insects. This report specifically excludes hidden and/or inaccessible areas of damage and the pest control company assumes no legal responsibility for repairs to such damaged areas.

WARNING: The inspection described herein has been made on the basis of visible evidence in readily accessible areas and this report is submitted without warranty, guarantee or representation as to concealed evidence of infestation or damage or as to future infestation. If there is any evidence of wood destroying insects in the structure(s) inspected, it must be assumed that there is some damage. **THIS IS NOT A TERMITE-FREE CERTIFICATE.**

WOOD DESTROYING INSECT INFORMATION EXISTING CONSTRUCTION	1. HUD/FHAVA CASE NUMBER 12456	2. DATE OF INSPECTION Sat, Oct 6, 2007
<small>PRIVACY ACT INFORMATION - The information requested on this form will be used in evaluating the property for a VA or HUD insured loan and all other real estate sales. Although you are not required by law to provide this information, failure to provide it can result in rejection of the property as security for your loan. The information collected will not be disclosed outside VA or HUD except permitted by law. VA and HUD are authorized to request this information by statute (38 U.S.C., 1804(a) and 12 U.S.C. 1701 et. seq.)</small>		
3A. NAME OF INSPECTION COMPANY ABC Pest Group	NAME OF INSPECTOR Sam Eagleye	3C. TELEPHONE NUMBER (Include Area Code) 800 689-0233
3B. ADDRESS OF INSPECTION COMPANY (Include Zip Code) PO Box 2831 Baton Rouge, LA 70809		4. PEST CONTROL OPERATOR LICENSE NUMBER 123456
5A. NAME OF PROPERTY OWNER/SELLER John Q Public Abbeville, LA 70510	5B. ADDRESS OF PROPERTY INSPECTED (Include Street, City, State and Zip Code) 12345 Main Street	5C. STRUCTURE(S) INSPECTED ON PROPERTY House & Garage
5D. Only structure(s) listed in 5(C) were inspected and are included in this report. Detached garages, sheds, lean-tos, fences or other buildings on the property will not be included in this inspection report unless specifically noted.		

FINDINGS

6. WERE ANY AREAS OF THE STRUCTURE(S) OBSTRUCTED OR INACCESSIBLE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <i>(If "Yes" see section IV on the reverse side)</i>	7. TYPE OF CONSTRUCTION <input checked="" type="checkbox"/> Slab <input type="checkbox"/> Raised Pier
8. BASED ON CAREFUL VISUAL INSPECTION OF THE READILY ACCESSIBLE AREAS OF THE STRUCTURE(S) ON THE DATE INSPECTED	
<input type="checkbox"/> A. No visible evidence of wood-destroying insects was observed. <input type="checkbox"/> B. Visible evidence of wood destroying insects was observed. Evidence found and has been observed in the following area(s) Barn Only <input type="checkbox"/> C. Visible evidence of damage due to carpenter ants has been observed in the following areas Garage Only	
<input type="checkbox"/> D. Treatment was or will be performed by inspection company <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES If yes, explain Bait Stations	
9. ADDITIONAL COMMENTS (If additional space is required, continue on reverse side) Here are my additional comments	
10. All parties should be aware of certain conditions that increase the possibility of undetected live wood destroying insects. These conditions include wood to ground contact, slab below grade, vegetation or vines growing on exterior walls, bath traps without visual access and live wood destroying insects under or within 12 inches of the structure(s) inspected, and if found, shall be listed in Section 9.	

11. STATEMENT OF PEST CONTROL OPERATOR

A. The inspection covered the readily visually accessible areas of the structure(s) only. Attention was given to those visually accessible areas which have been shown to be particularly susceptible to attack by wood destroying insects. Probing and/or sounding of visually infested and/or damaged wood members was performed.

B. The inspection did not include areas which were obstructed or inaccessible at the time of inspection.

C. ***This is not a structural damage report.***

D. Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the structure(s) inspected. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

ARBITRATION CLAUSE

Any party to this agreement shall agree that any controversy or claim between them arising out of or relating to this agreement shall be settled exclusively by arbitration. Such arbitration shall be conducted in accordance with the then current Commercial Arbitration Rules of the American Arbitration Association. The decision of the arbitrator shall be a final and binding resolution of the disagreement, which may be entered and made enforceable by any court of competent jurisdiction. The parties hereto agree that neither party shall sue the other over anything contained in this agreement except for the enforcement of the arbitrator's decision. In no event shall either party be liable to the other for indirect, special or consequential damages or loss of anticipated profits.

12. SIGNATURE AND NUMBER OF INSPECTOR 123456	13. DATE Mon, Oct 15, 2007
14. REPORT REQUESTED BY Real Estate Agency	15. REPORT RECEIVED BY Title R Us, Inc.
16. TITLE Assistant	17. DATE Wed, Oct 3, 2007

RECEIPT *(Signatures not the responsibility of inspecting company)*

I have received the original or a legible copy of the front and reverse sides of this form and I agree to the terms and conditions therein.

SIGNATURE OF OWNER/AGENT OF PROPERTY INSPECTED 	DATE Wed, Oct 31, 2007
SIGNATURE OF PURCHASER OF PROPERTY INSPECTED	DATE Wed, Oct 17, 2007

I. GENERAL INFORMATION AND CONDITIONS GOVERNING THIS REPORT

1. This report is based on observations and opinions of a qualified inspector. It must be noted that all buildings have structural members which are not visible or accessible for inspection. It is not always possible to determine the presence of infestation and/or damage without dismantling parts of the structure being inspected.
2. All inspections are made for wood destroying insects only and not leaks, rot or any other structural problems. Wood destroying organisms, including but not limited to any type of mold, mildew, or fungus and any conditions that cause these organisms, are not part of this report and will not be documented.
3. In the event the inspector reports no evidence of termites or other wood destroying insects in any portion of the building inspected, the inspector does not assume any responsibility for a condition that might exist or may be starting or was not visible to the representative at the time of the inspection. This disclaimer is necessary due to the fact that the inspections have been made only on accessible areas of the building and the possibility of infestation and/or damage exists in areas that are inaccessible for inspection. Due to the biology and habits of termites and other wood destroying insects it is possible that infestation and/or damage may become visible at any time subsequent to the inspection.
4. All inspections and reports will be made on the basis of what is visible and the qualified inspector will not render opinions covering areas that are enclosed or inaccessible areas of finished rooms, areas concealed by wall coverings, floor coverings, furniture, equipment, stored articles, attics or any portion of the structure in which inspection should necessitate tearing out or marring of finished work. The qualified inspector does not move furniture, appliances, equipment, carpet, tile, insulation, interior or exterior wall coverings, or wood under or within 12 inches of the structure(s) inspected (see definition for "wood" in section II).
5. If any visible damage has been reported, the qualified inspector does not intend for this inspection to determine whether or not this damage should be replaced. A qualified individual should be consulted to ascertain the soundness of these damaged members of the building.
6. This instrument shall carry a guarantee that the entire structure(s) will be treated to safe minimum standards without charge should an infestation of wood destroying insects covered by this report be found in or on the inspected structure(s) within 90 days of the date of inspection as required by LAC Title 7, Part XXV, Chapter 1, Section 141 of the Structural Pest Control Regulations. A copy of the rules and regulations governing completion of this report may be obtained by written request to the Structural Pest Control Commission, P.O. Box 3596, Baton Rouge, LA 70821-3596.
7. No arbitration, other cause for action, or claim for damages shall be filed by any part until an inspection of the property has been made by an inspector of the Louisiana Structural Pest Control Commission.

II. TERMS AND DEFINITIONS

1. "Qualified Inspector" is a licensed or registered person who has had training in wood destroying insect inspection procedures (being a Qualified Inspector does not indicate nor include the ability to detect damage beyond that which is visible to the human eye).
2. "Accessible Area" is one that an individual can physically enter and examine.
3. "Non-Accessible Area" is one that cannot be reached physically with hands nor seen with the human eye. Examples of non-accessible areas are ceiling joists, studs and other timbers between walls, areas behind solid structures such as planter boxes, masonry steps, porches, chimneys, and floors under attached floor coverings, immovable furniture, and attics without permanent ladders or staircases.
4. "Hidden Damage" is damage that cannot be seen without defacing a surface to reveal such damage.
5. "Visual Inspection" applies to an area that an individual can physically see.
6. "Defacing" is the removal of any surface to determine a condition that is not visible on the surface to the naked eye. (Since the qualified inspector is not an owner of the surface under inspection, no defacing will be done except with written instructions from the proper authority).
7. "Wood" is defined as, but not limited to, milled lumber, firewood, cross ties, landscape timbers, tree stumps or roots, but excludes bedding materials such as mulch, pine bark or pine straw.
8. "Evidence" includes, but is not limited to live or dead wood destroying insects, wood destroying insect ants, shelter tubes, shelter tube stains, frass, exist holes or damaged wood due to wood destroying insects.

III. INSECTS COVERED BY THIS REPORT ARE: SUBTERRANEAN TERMITES, DRYWOOD TERMITES, POWDER POST BEETLES, OLD HOUSE BORERS, CARPENTER ANTS, and CARPENTER BEES.

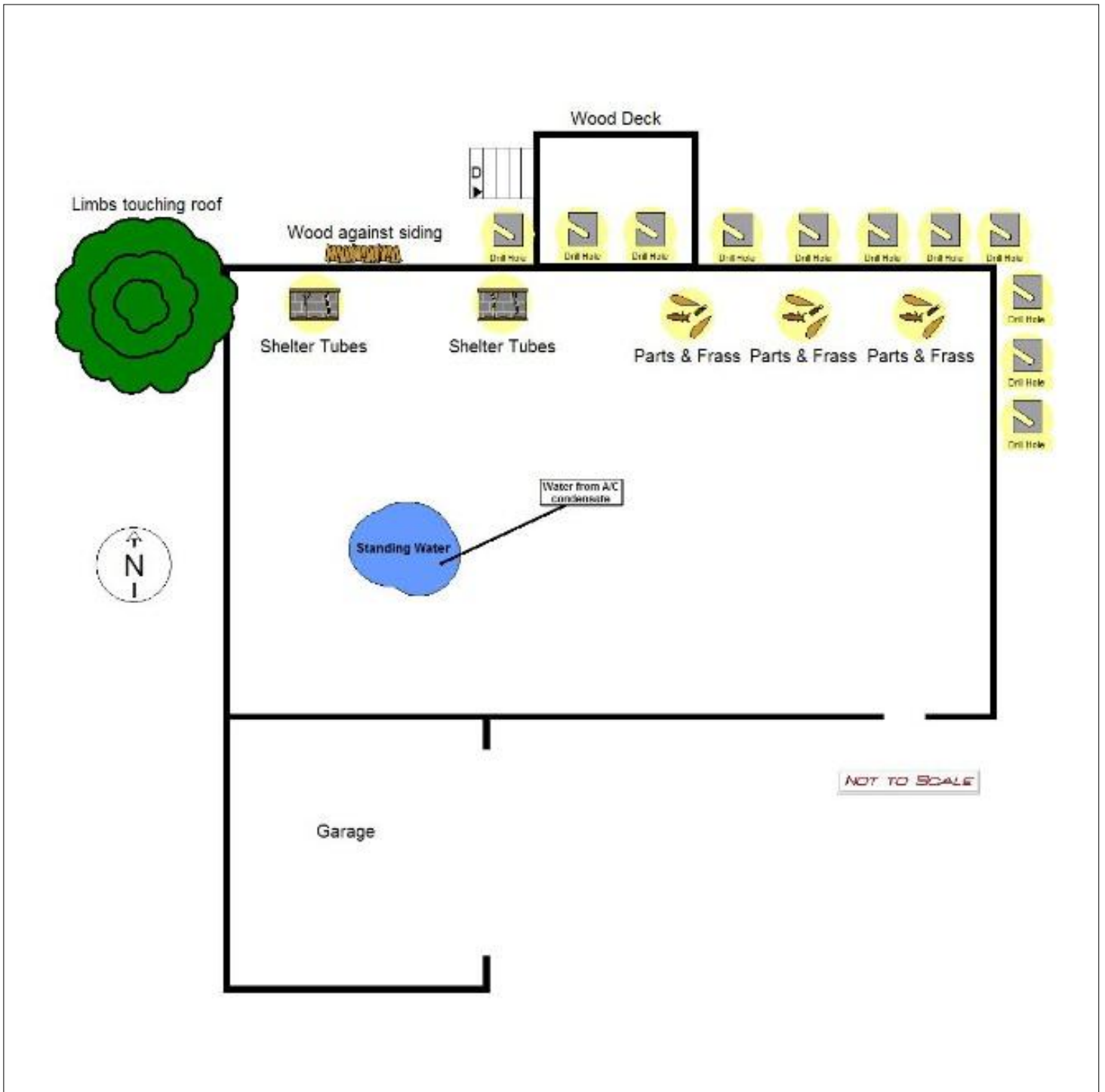
IV. WARNING - COMMON OBSTRUCTIONS AND/OR INACCESSIBLE AREAS INCLUDE BUT ARE NOT LIMITED TO:

A. JOISTS HIDDEN	(a) suspended ceiling (b) fixed ceiling (c) insulation (d) floor over joists
B. WALL COVERINGS	(a) paneling (b) dry wall (c) plaster (d) floor over joists
C. FLOOR COVERINGS	(a) tile (b) carpet (c) rugs (d) linoleum (e) built-ins
D. PERSONAL POSSESSIONS	(a) stored material (b) boxes (c) pictures (d) clothing (e) furniture (f) appliances
E. ROOF RAFTERS HIDDEN	(a) suspended ceiling (b) fixed ceiling (c) insulation
F. RAISED FLOORING	(a) flooring elevated with sleepers beneath
G. EXTERIOR	(a) dense shrubbery (b) siding (c) window well covers (d) planters
H. PORCH	(a) no access or entry beneath floor surface (b) debris
i. ADD'L ITEMS	(a) standing water (b) debris (c) firewood (d) no access or entry (e) absence of safe or stable access to attic (f) leaking roof (g) faulty plumbing (h) earth-wood contact (i) wooden decks (j) hidden expansion joints

V. ADDITIONAL COMMENTS CONTINUED

Graph Comments

graph comments



Wood Destroying Insect Inspection Report Addendum

Inspector's Name:

Sam Eagleye

Date

10/6/2007

Property Address:

**12345 Main Street
Abbeville, LA 70510**

FHA/VA Case No.

12456

Structure(s) Inspected:

House & Garage

Notes go here

INSPECTION PHOTOS



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