

MORTGAGE INSPECTION WORK SHEET

ORDER DATE: 4/13/11 CLOSING DATE:

INSPECTION DATE: 4/14/11

ORDERED BY: Ben Ritger

PHONE: 386 405-2833 PHN:

DELIVER TO: same

PHONE: 2613 FAX NO:

MAIL TO ADDRESS:

OWNER(S) NAME:

STRUCT:

PROPERTY ADDRESS: 2936 Breezy Rd.
VA Beach, VA 23451

SFD on crawl

- 1 a. ANY LIVE termites wood borer p.p.beetle other insects YES NO
(if YES) in contact with wooden structure shelter tubes on foundation
 swarming termites activity in debris other _____
(where seen) _____
- b. ANY OLD SIGNS OF termites wood borer p.p.beetle other insects YES NO
(if YES) in contact with wooden structure old mud tubes on foundation
 swarmer wings evidence in debris other _____
(where seen) _____
- 2. ANY DAMAGE FROM termites wood borer p.p.beetle other YES NO
(if YES)(where & what in) _____
- 3. ANY VISIBLE PREVIOUS TERMITE TREATMENT YES NO
(if YES was it) for ALL infested area(s) above a preventative other
(explain) _____
- 4. DID YOU SEE ANY WOOD/GROUND CONTACT YES NO
(if YES what & where) Fence Posts @ Front of House
(if SLAB CONSTRUCTION skip to # 10) (# 5 through # 9 pertains only to crawl space)
- 5. ANY leaks wet wood discolored wood stain mold YES NO
(if YES where) _____
- 6. ANY moisture damage (wood rot) wood destroying fungi YES NO
(if YES describe) _____
- 7. WAS THE SOIL CONDITION damp wet flooded YES NO
- 8. WAS THERE ADEQUATE VENTILATION YES NO
- 9. WAS UNDERSTRUCTURE INSPECTION IMPEDED YES NO
(if YES by) sub-flooring insulation ductwork low areas water
 other NO Ductwork in crawlspace 28" high (where) _____
- 10. WAS EXTERIOR FOUNDATION INSPECTION IMPEDED YES NO
(if YES by) heavy shrubs decks or siding abutting foundation at grade
 planter boxes firewood other _____
- 11. WAS INTERIOR INSPECTION IMPEDED YES NO
(if YES by) personal articles, furnishings & appliances wall coverings
 carpet, tile or vinyl floor cover storage against garage walls
 other _____ (where) _____
- 12. WAS ATTIC INSPECTION IMPEDED YES NO
(if YES unable to inspect because) no stairs (inaccessible) no flooring
 insulated joists excessive storage other has Finished Flooring Installed
- 13. WERE ALL BATH TRAPS ACCESSIBLE YES NO
(Questions # 1 through # 13 pertain to Main Dwelling only)
- 14 a. WERE OTHER FIXED FOUNDATION STRUCTURES ON THE PROPERTY ..(excluding fences) YES NO
(if YES what & where) Small metal Shed on concrete Foundation @ Front Right corner of house.
- b. ANY live insects insect evidence insect damage YES NO
(if YES type & where) _____

Prospect for: TREATMENT termite mold ppb fungi MOISTURE: vents poly sand

TECHNICIANS SIGNATURE David Abbott CERT # 98791-C DATE: 4/14/11

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone

Company's Business Lic. No.

93003267

Date of Inspection

4/14/11

Address of Property Inspected

2936 Breezy Rd.
VA Beach, VA 23451



Blending Science and Technology
5149 Hemlock Avenue
Virginia Beach, VA 23464

Office (757) 474-2006
Fax (757) 474-0708

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

David A Priest 98791-C

Structure(s) Inspected

single family dwelling/crawl

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) _____
- Recommend 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 14
- Main Level 4, 6, 7,
- Attic _____
- Garage 2, 14, 7
- Exterior 13
- Porch _____
- Addition _____
- Other _____

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

- 1. Flood ceiling
- 2. Suspended ceiling
- 3. Flood 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, plumbing, and/or wiring

Section V. Additional Comments and Attachments (these are an integral part of the report)

*Attic has complete flooring installed, House does not have central A/C installed.
NO ductwork in crawl, speak has chitter at entrance from previous owner.
Complete Brick House, single Brick foundation. All Exterior window sill and Garage Door jacks -
are wrapped.*

Attachments _____

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

WOOD DESTROYING ORGANISM ATTACHMENT TO THE WOOD DESTROYING INSECT INFESTATION REPORT (NPCA-1)

This is not a structural damage report. NPCA-1 must accompany this report and this report must be listed in Section IV of NPCA-1.
SECTION I General Information

Inspection Address 2936 Breezy Rd. Virginia Beach, Virginia 23451
Inspection Company PESTECH PEST SERVICES Inspector RICK PRIEST
Co. Address 5149 HEMLOCK AVE. VA BEACH, VA 23464 Co. Phone No 757 474-9403

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 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 the reverse side of the Wood Destroying Insect Infestation Inspection Report for important information. Section IX of NPCA-1 is incorporated by reference and included fungi.

Based on a careful visual inspection of the readily accessible areas of the crawlspace or basement of the structure(s) inspected:

- A. NO VISIBLE EVIDENCE OF WOOD DESTROYING FUNGI WAS OBSERVED
- B. VISIBLE EVIDENCE OF WOOD DESTROYING FUNGI WAS OBSERVED AS FOLLOWS:

Fungi observed: (description and location) _____

Any fungi observed appears: Active Inactive Treatment Recommended

Damage from wood destroying fungi was noted in the following area(s): _____

Regarding visible evidence of wood destroying fungi: The inspector may find wood which has been damaged by fungi. Any damage noted should be considered only as evidence of current or previous activity of wood destroying fungi. 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.

There is evidence of the presence of excessive moisture conditions in untreated wood as follows: _____

Signature of Inspector. Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the property. 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.

D. Priest 98791-C 4-14-11
Signature of Inspector Certification or Registration No. (if applicable) Date of Inspection

SECTION VIII STATEMENT OF BUYER AND SELLER THIS REPORT MUST BE SIGNED BY THE BUYER AND SELLER AS APPLICABLE

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 findings. It is most important that the interested parties acknowledge this advice. The seller hereto agrees that all known property history information regarding wood destroying fungi, damage from fungi, and treatment history have been disclosed to the buyer. A legible copy of this page must be returned to the inspecting company by the person ordering this inspection.

SIGNATURE OF SELLER(S) or OWNER (if refinancing) DATE
This undersigned hereby acknowledges receipt of a copy of this report

SIGNATURE OF BUYER(S) DATE