

Section IX. Important Consumer Information Regarding the Scope and Limitations Of the Inspection

Read this entire page as it is part of the report.

Attention Homebuyer: The WDI inspection firm is not responsible to repair any damage disclosed by this inspection, including without limitation, any wood destroying insect infestation and/or damage which exists in areas or in wood which were not accessible for visual inspection as of the date of this inspection, except as provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. This inspection firm cannot guarantee that any wood destroying insect infestation and/or damage which may exist as of the date of the inspection. Damage and any corrective action should be evaluated by the buyer and/or their qualified building expert to determine the extent of damage and need for repair.

This inspection did not include areas which were obstructed or inaccessible at the time of this inspection. All structures which were inspected are specifically noted. Neither the inspector nor the company for which the inspector is acting have had, presently have, or contemplate having any ownership in the property. This report shall be considered invalid for purposes of securing mortgage and/or settlement of property transfer if not used within ninety (90) days from the inspection date.

This report is not a guarantee of warranty as to the absence of wood destroying insects nor is it a report as to structural integrity.

1. About the Inspection The inspection was conducted in the readily accessible areas of the identified inspected structure(s). If visible evidence of the infestation by wood destroying insects is reported, it should be understood that some degree of damage, including hidden damage, may be present.

4. Common Obstructions and/or 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, ceilings, insulation, floors, furniture, appliances, and/or personal possessions, nor were areas inspected which were obstructed and/or inaccessible for physical access. Your inspector may write out inaccessible areas or use the key in section V. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee will apply.

2. Scope of the Inspection A wood destroying insect inspector is trained to look for visible signs of wood destroying insect infestation. A representative of this inspection firm has conducted an inspection which may include probing and/or sounding of the unobstructed and accessible areas of the subject structure(s) to determine the presence or absence of visible evidence from wood destroying insects. For the purpose of this inspection, wood destroying insects include termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles.

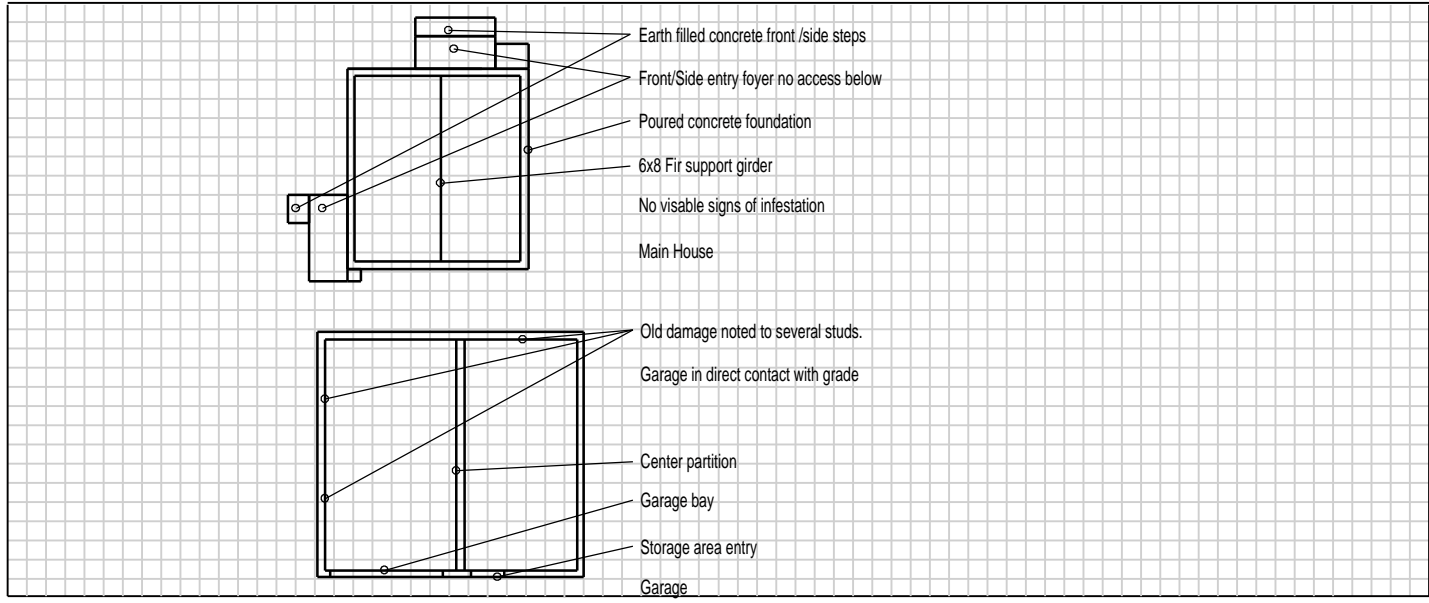
5. Consumer Maintenance Advisory regarding Integrated Pest Management for Prevention of Wood Destroying Insects

Information regarding prevention of wood destroying insect infestation is helpful to any property owner interested in protecting the structure from infestation. Any structure can be attacked by wood destroying insects. Periodic maintenance should include measures to minimize possibilities of infestation in and around a structure. Factors which may lead to infestation from wood destroying insects include foam insulation at foundation, earth-wood contact, faulty grade, firewood against structure, insufficient ventilation, moisture, wood debris in crawlspace, wood rot. Should these or other such conditions exist, corrective measures should be taken by the owner in order to reduce the chances of infestations by wood destroying insects, and the need for treatment.

3. What the Inspection Covered and Validation

The inspection covered the readily accessible areas of the structures inspected, including attics and crawlspaces which permitted entry during inspection.

Additional Comments from Side 1: (indicate to which section these comments apply)



© 1995 National Pest Control Association. All Rights Reserved. No reproduction of this form is permitted without the express permission of NPCA. This form has been developed by NPCA as a service to WDI inspection firms. By so doing, NPCA does not certify that the inspection firm is a member in good standing of NPCA or that it is qualified to perform the inspection. NPCA is not guaranteeing the inspection firm's work. NPCA shall not be party to any claim or action by the buyer or seller against the inspection firm solely by reason of making this form report available for use.

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

This is not a structural damage report. This form may be altered. NPCA-1 must accompany this report and this report must be listed in Section IV. of NPCA-1.

Section I. General Information

Inspection Address: 27 Maple St.
Inspector: Tom Violente.

Inspection Company: Independent Home Inspections.
Co. Address and Phone: 15 Kent Drive
North Haven, CT. 06473 (203.448.6336)

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 careful 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): Fungi growth was observed in the laundry area common to the entry door jambs and baseboards. (See photo #3)

Any fungi observed appears :

Active Inactive

Treatment Recommended

Damage from wood destroying fungi is noted in the following area(s): Laundry Room.

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:
Mold growth and wood rot was observed in the accessible areas of the basement level laundry wall framing and sole-plates

	S-4743.	1/7/03.
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 has 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	<input type="checkbox"/> Seller(s)		Date:
	<input type="checkbox"/> Owner(s) (if refinancing)		
	X		

The undersigned hereby acknowledges receipt of a copy of this report

Signature of Buyer's:	Date:
X	

1995 National Pest Control Association. This form has been developed by NPCA as a service to inspection firms. By so doing, NPCA does not certify that the inspection firm is a member in good standing of NPCA or that it is qualified to perform the inspection. NPCA is not guaranteeing the inspection firm's work. NPCA shall not be party to any claim or action by the buyer or seller against the inspection firm solely by reason of making this form report available for use.

Mud tubes in basement door jamb.



Damaged floor joists under kitchen.



Fungi growth in laundry room.



Mold growth behind laundry wall.

