

Revised Attachments

Attachment 1

Due to closed walls, fixed or suspended ceiling in the lower level of this structure, there is extremely limited to no accessibility to wood framing for inspection. Many buildings have hidden termite and/or wood destroying insect infestation and/or damage that a competently performed wood destroying insect inspection may not disclose under these conditions.

Attachment 2

It appears that some treatment for subterranean termites may have been provided here. Although the inspector will report evidence of drill marks or other signs characteristic of previous treatment, he/she cannot determine if or how effectively any previous treatment has been performed. Therefore, no assurances can be provided with regard to work that may have been completed previously. Termites are a persistent force of nature. Infestation can reoccur at any time since termiticide residuals weaken with time. Concerned parties may wish to consider a termite monitoring/baiting program as a prudent precaution. Interested parties should be aware that active infestation and/or damage may be present within a structure even though it has been previously treated. Therefore, the usual cautions that apply to infested buildings should be considered. We recommend obtaining records relating to any prior inspections, treatment, etc. if available. If a recent or current warranty is/was in force, the warrantor should be contacted so that the purchaser may continue coverage. *Proposal for installation of a termite monitoring/baiting system will be submitted upon request. (Proposal for installation of of termite monitoring/baiting system is being submitted at this time)*

Attachment 3

It appears that a termite monitoring/baiting program may be in place at this property. Although the inspector will report visible evidence of termite monitor/bait stations, he/she cannot determine if or how effectively this system has performed. Therefore, no assurances can be provided with regard to the absence and/or presence of termite infestation within this structure. Termites are a persistent force of nature. Interested parties should be aware that active infestation and/or damage may be present within any structure even though such a system is in place. The usual cautions that apply to infested buildings should be considered. We recommend obtaining records relating to any prior inspections, treatment warranties and/or service agreements as well as information regarding the effectiveness of this baiting system as of this date. Interested parties should be aware that infestation can occur or reoccur at any time with the use of a monitor/bait system or any other method of termite treatment. Assurance of warranty and/or continuous monitoring of a bait/monitoring program is a prudent precaution that should be seriously considered by all interested parties.

Attachment 4

Homeowner states that building is currently under service policy with _____ Termite & Pest Control. Recommend that _____ Termite & Pest Control be contacted for treatment and warranty information.

Attachment 5

Rear deck post and lattice are in direct contact with the soil. Correction is recommended. Direct wood to soil contact is very conducive to wood destroying insect infestation.

Attachment 6

Signs of infestation and/or damage have been found adjacent to a fixed ceiling or wall covering. Interested parties may wish to consider further evaluation as the findings suggest the possibility of hidden damage in the concealed areas.

Attachment 7

There appears to have been (recent) replacement of framing *beneath front door area*. Recommend evaluation of all areas of damage and repairs by a qualified contractor who should provide a statement as to structural integrity. It is unknown if such repair was due to wood destroying insect infestation and/or damage.

Attachment 8

Stored firewood was noted *adjacent to foundation at left side of house and beneath rear deck*. Removal is recommended. Firewood should not be stored in or adjacent to any structure as this condition is very conducive to wood destroying insect infestation.

Attachment 9

Wood rot and/or moisture damage was noted to *rear deck posts and siding of shed*. Correction is recommended. Wood rot and/or moisture conditions are very conducive to wood destroying insect infestation.

Attachment 10

Because of slab construction, there is extremely limited to no accessibility to wood framing for inspection. In addition, close proximity of wood framing to the underlying soil increases the likelihood of infestation. Even with careful visual inspection, hidden infestation and/or damage could easily exist.

Attachment 11

Garage was inaccessible at time of inspection due to *excessive stored items*. Therefore, no comment can be made as to the absence and/presence of wood destroying insect infestation and/or damage in this area. Recommend access be provided and a re-inspection be ordered. A re-inspection fee of \$50.00 will apply.

Attachment 12

Room at left side appears to be on risers over concrete and/or soil with no access beneath for inspection of wood framing. Due to the close proximity of wood framing to the underlying soil, this increases the likelihood of infestation. Even with careful visual inspection, hidden infestation and/or damage could easily exist.

Attachment 13

Foam board insulation was noted beneath stucco on exterior. The use of rigid or liquid applied foam insulation beneath stucco and/or brick of the use of rigid foam boards as exterior insulation is considered to be similar to or the same as direct wood to soil contact which is very conducive to wood destroying insect infestation.

Attachment 14

Carpenter ant control treatment has been completed as per attached proposal. Please note that inspection was completed only to determine necessary procedure for such treatment. Complete wood destroying insect inspection was not completed. Therefore, no comment can be made as to the absence and/or presence of any other wood destroying insect infestation and/or damage. Complete inspection can be arranged for our customary fee of \$80.00.

Attachment 15

Visible evidence of subterranean termite infestation was noted in *detached garage*. It is our professional opinion that due to the close proximity of the noted visible evidence, that such evidence may be a direct threat to the *house* and that a prudent precaution may be termite control treatment and/or monitoring of both the *house and the detached garage*. Proposal for termite control treatment to *both house and garage* is being submitted at this time.

Attachment 16

It appears that some treatment for carpenter ants may have been provided here. Due to seasonal and migratory nature of carpenter ants, this inspection could not disclose the activity status of any previous infestation. Carpenter ant activity is usually manifest in the spring and summer months. We recommend the servicing company be contacted for treatment, policy, and/or warranty information. If the inspection company were to

provide assurances of warranty, treatment would be a pre-requisite at a cost of \$335. plus NJ Tax.

Attachment 17

Termite control treatment to an individual unit either by installation of a termite monitoring/baiting system or by soil treatment present risks that include, but are not limited to: gaining control and/or elimination of subterranean termite infestation unless treatment is completed to the entire building. Additional information regarding risks will be furnished if treatment is to be completed to unit only. Recommendation if to have entire building inspected after which time recommendations can be made.

Attachment 18

The infestation and/or damage depicted represents only that infestation and/or damage that was visible at the time of inspection in the general areas indicated. When evidence of wood destroying insects is found, it should be understood that some degree of damage including hidden damage may be present in the structure. Many buildings have hidden termite and/or other wood destroying insect infestation and/or damage that a competently performed wood destroying insect inspection may not disclose. Therefore, the decision to dismantle or remove ceilings, finished walls, carpets, etc. and to what extent dismantling is to be done, must be made by the involved parties. Needless to say, the cost and responsibility of restoring disturbed finished walls, ceilings, carpets, etc. Must be discussed by those parties. Reported signs of infestation in a building make this decision even more critical. Due to the cryptobiotic or hidden mode of life of subterranean (the most common species) termites, they often do more damage in hidden areas than in exposed areas. Their survival requires that they avoid sunlight and low moisture environments. It is important to understand that the inspector/inspection company will not make a specific recommendation regarding opening of walls, ceilings, etc., removal of carpets and/or dismantling of any kind.