

This is not a structural damage report. Neither is this a warranty as to the total absence of wood-destroying insects.

OFFICIAL NORTH CAROLINA WOOD-DESTROYING INSECT INFORMATION REPORT

This is to report that a qualified inspector employed by the below-named firm has carefully inspected readily accessible areas of the property located at the address below for wood-destroying insects. This report specifically excludes hidden areas and areas not readily accessible (see section 2 below) and the undersigned pest control operator have not made any inspection of such hidden areas or of such areas not readily accessible. **This is not a warranty as to the total absence of wood-destroying insects or damage from same.** The inspection described herein was made on the basis of visible evidence. **This report is submitted without warranty, guarantee, or representation as to concealed evidence of infestation or damage or as to any future infestation.**

Seller's Name(s):	Unknown	Page 3 if needed; w/pics :	NO
ID#2506JH17197			
Buyer's Name(s):	Ronald and Marilyn Brown		
Address of Property:	6641 Woodlawn Dr, Oxford, NC 27565		
Structure(s) Inspected:	A. Main Residence Only ☒ B. Other:		

FINDINGS**2. Areas of the property, which are deemed to be obstructed or inaccessible: SEE PAGE 2****Note:** Certain areas of all structures are obstructed or inaccessible (see numbers 2 & 3 on page 2 for conditions governing this report).

If there is evidence of a previous or an active infestation of subterranean termites and/or other wood-destroying insects **in the wooden members**, it must be assumed that there is some damage to the **wooden members caused** by this infestation, no matter how slight. If this is the case, the structural integrity of this property should be evaluated by a qualified building expert. (For the purpose of completing the report "infestation" means evidence of past or present activity by a wood-destroying insect visible in, on, or under a structure, or in or on debris under the structure.)

3. Inspection revealed visible evidence of:	Location of visible evidence of infestation:
☐ A. Subterranean termites: ☐ 1. Control measures were performed. ☐ 2. No control measures were performed. ☐ 3. Visible evidence of a previously treated infestation which now appears to be inactive.	
☐ B. Powder Post Beetles: ☐ 1. Control measures were performed. ☐ 2. No control measures were performed. ☐ 3. An infestation which now appears to be inactive.	
☐ C. Old House Borers: ☐ 1. Control measures were performed. ☐ 2. No control measures were performed. ☐ 3. An infestation which now appears to be inactive.	
☐ D. Others: ☐ 1. Control measures were performed. ☐ 2. No control measures were performed. ☐ 3. An infestation which now appears to be inactive.	
☒ 4. No visible evidence of infestation from wood-destroying insects was observed.	

5. The following conditions conducive to subterranean termites were noted in this property: SEE PAGE 2
FIRM: HouseMaster **PCO License #:** 1467W **Date:** 06-24-2025

ADDRESS:	<u>7150 Forest Ridge Road Matthews, NC 28104</u>	Phone:	<u>(919) 803-7977</u>	Fax:	<u></u>
Signature of Authorized Company Rep:	<u>Jeremy Howard</u>		<u>Jeremy Howard</u>	Title:	<u>Inspector</u>

Purchaser's signature is required on Page 2 of this Report

CONDITIONS GOVERNING THIS REPORT

1. This report is based on observations and opinions of the inspector. It must be noted that all buildings have some structural wood members, which are not visible or accessible for inspection. It is not always possible to determine the presence of infestations without extensive probing and in some cases actual dismantling of parts of the structure being inspected. Extensive probing and dismantling have not been performed.
2. This inspection and report are made on the basis of what was visible at the time of inspection. An opinion is not given on areas that were enclosed or not readily accessible: finished areas of ground level rooms (basement and split level); areas concealed by wall coverings, floor coverings, furniture, equipment, stored articles; or any portion of the structure in which inspection would necessitate tearing out or marring finished work. Furniture, appliances, equipment, insulation, fixed ceilings, etc. were not moved for inspection purposes.
3. Inspection did not include any area to which visible access would require the use of ladders or drills. Such areas are not considered to be readily accessible.
4. Detached garages, sheds, lean-tos, other buildings or fences on the property are not included in this inspection report unless specifically noted.
5. Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in this 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.

REMARKS - Space below is used to clarify any statement made above or on page 1 (Pictures are on Page 3 if required for this report for Clarification)

2 Continued : Areas of property which are deemed to be obstructed or inaccessible:

☐	Garage/Storage room walls due to storage/obstructions.
☐	Sub-floor and portions of framing due to insulation.
☒	Under plastic vapor barrier on crawl space soil.
☐	Portions of interior due to furnishings, appliances, belongings, &/or drop ceilings.
☐	Portions of attic due to insulation/un-floored areas/inaccessible areas/storage.
☐	Attic areas not accessible by permanent stairs.
☒	Under porch/stoop slab(s).
☐	Under deck.
☐	Portions of exterior foundation/ walls due to mulch/vegetation.
☐	Adjacent townhouse/condominium units not accessed/inspected.
☐	Siding contacts or is in close proximity to soil/mulch (no/minimal inspection gap) at:
☒	Other: under pinning

5 Continued : The following conditions are considered conducive to subterranean termites:

☐	Wood/cellulose debris on or in close proximity to crawlspace soil.
☐	Siding/wall structure in contacts or is in close proximity to soil/mulch at: right
☐	Wood soil contact at:
☐	Overall wood moisture at wood substructure (up to 23 %) in crawlspace.
☐	Other

Other Information:

☐	Termite bait system noted at house - contact owner to confirm if system is still under contract and obtain documentation.
☐	Drill/Treatment/Booster holes found in crawlspace and/or exterior masonry areas.
☐	Open stoop style porch observed with concealed surfaces. Does not allow for access. Dismantle/open/clear and/or review as desired.
☐	Moisture Content range 11% to 16%.
☒	Sounding of various baseboards due to slab style.
☐	Other: sealed crawlspace

Notes:

Checking of inaccessible areas and/or obstructed areas is advised after obstructions and/or concerns have been removed/eliminated and before closing. No probing of materials was performed at exterior or interior of structure. Only visual inspection was performed. If an inactive powder post beetle infestation was observed during off season months (October-March), Recommend re-checking for current activity during active months (April – September) as off season months are a limitation to determine activity.

Notes: This property was not inspected for the presences or absence of health related molds or fungi. The inspection was conducted solely for visible evidence of wood destroying insects. We are not qualified to and do not render an opinion concerning mold related air quality of any other health issues relating to this structure. Questions concerning the presence or absence of health related molds or fungi or other health related issues, which may be associated with this property, should be addressed by a properly trained industrial hygienist, physician, or public health official.

IT IS THE RESPONSIBILITY OF THE CLOSING AGENT TO OBTAIN PROPER SIGNATURE(S)

Purchaser's Signature(s):

Date Acknowledged:
