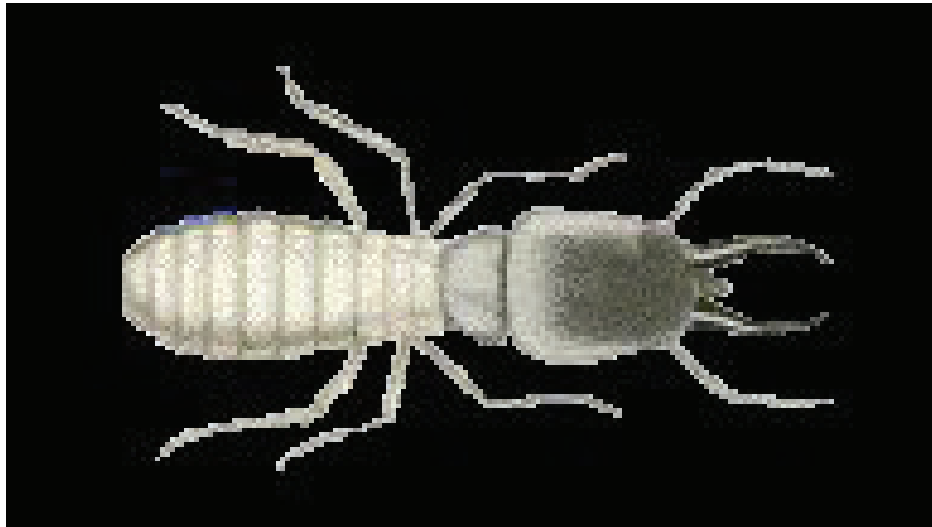


Home Safe Home Inspections

Property Inspection Report



Prospective Property, Northeast OH
Inspection prepared for: Potential Client
Inspection Date: 12/7/2010

Inspector: David Macy
ASHI #211547, Radon License #RT462, WDI License ID#91552
Phone: 440-740-0068 Fax: 440-740-0088

Email: dave@hshinspections.net
<http://www.hshinspections.net/>



Invoice

1. Report #

Sample

2. Inspection Date

December 7, 2010

3. Sold To

Potential Client

4. Property Address

NE Ohio

5. Description of Services

Wood Destroying Insect Inspection \$100 • Military Discount -\$5 • Total \$95

6. Method of Payment

Check, Cash or Credit • Paid In Full, Thank you for choosing Home Safe Home Inspections

Conditions During Inspection

1. Time of Inspection

Start Time: 12:45 PM • End Time: 1:15 PM

2. Occupancy

Occupied • Heavy storage was observed, areas in a cluttered condition, limited inspection

3. Weather Condition

Skies, Precipitation and Temperature: Cloudy • Snow • sub freezing temperatures • 25 degrees

4. Surface Conditions

Heavy Snow - Limited inspection

5. Property Information

Single Family Home • Cape Cod Style

6. Direction Of Front Entrance

For the sake of the report the house faced: West

7. Type of Construction

Combination Basement and Slab on Grade

8. Garage Style

Attached 2 Cars • see limitations

9. Present During inspection

Owners

WDI NPMA 33 Attachment

Wood Destroying Insect Diagram Key

Diagram indicates where areas not visible and insect type and activity.

X = Activity Location

T = Termites

C/F = Carpenter Ants/Frass

D = Damage Location

CB = Carpenter Bees

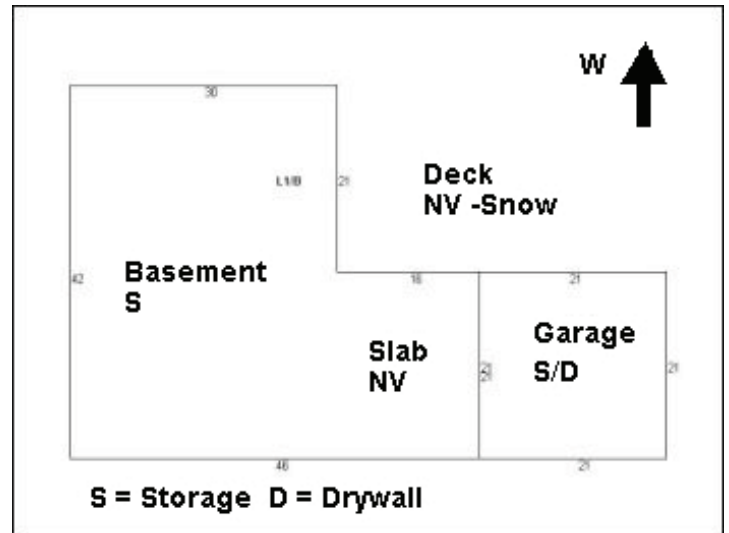
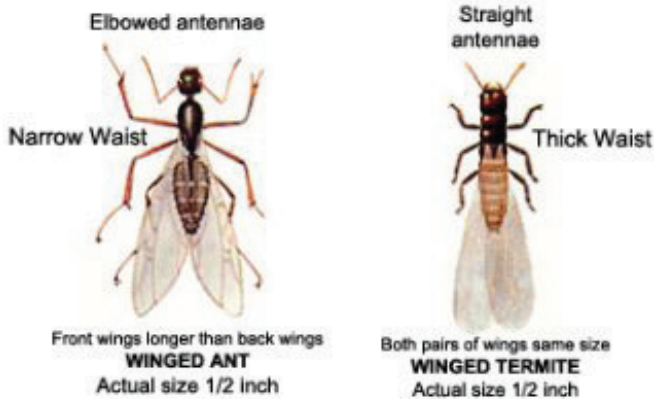
PB = Powder Post Beetles

W = Moisture

NV = Not Visible

V = Vegetation S = Snow

1. Attachment to WDI NPMA 33



2. Additional Limitations



House attic sealed closed



Deck covered with snow and no access underneath

Wood Destroying Insect Infestation Inspection Report Notice: Please read important information on page 2

Section I General Information

Inspection Company, Address & Phone :

Home Safe Home Inspections
5672 Breckswod Oval
Broadview Heights, OH. 44147
Phone # 440-740-0068

Company's Business Lic No:
91552

Date of Inspection:
December 7, 2010

Address of Property Inspected:
Sample Report

Inspector's Name: David Macy
Certification/registration #: 91552

David Macy

Structure Inspected:
House

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of the inspection Only and is not to be construed as a guarantee or warranty against latent, concealed, or future infestation of defects.

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

- A. No Visible evidence of a wood destroying insect infestation was observed.
- B. Visible evidence of a wood destroying insect infestation was observed as follows:
- Live insects; (description & location):
 - Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description & location):
 - Visible damage from wood destroying insects was noted as follows (description & location):

Note: This is not a structural 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 the 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 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 or treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

- No treatment recommended at this time:
 Recommended treatment for the control of:

Section IV. Obstructions & Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible (see item 4 on side 2)

- Basement 6,7,8,14,24
 Crawl Space
 Main Level 1,3,4,6,7,8,9,14
 Attic 7,14,10(house)
 Garage 1,3,6,7,8,14
 Exterior 17,18,20
 Porch 20
 Addition
 Other

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

- | | | |
|-------------------------|-------------------------|----------------------------|
| 1. fixed ceilings | 9. appliances | 17. exterior coverings |
| 2. suspended ceilings | 10. no access or entry | 18. window well covers |
| 3. fixed wall covering | 11. limited access | 19. wood pile |
| 4. floor covering | 12. no access beneath | 20. snow |
| 5. insulation | 13. only visual access | 21. unsafe conditions |
| 6. cabinets or shelving | 14. cluttered condition | 22. rigid foam board |
| 7. stored items | 15. standing water | 23. synthetic stucco |
| 8. furnishings | 16. dense vegetation | 24. ductwork, plumbing etc |

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

Attachments: See WDI attachment

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding WDI 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 2 of this report and understands the information reported.
X

Form MPMA-33 (9/01/04) National Pest Management Association. All Rights Reserved. No reproduction of this form is permitted without the express permission of NPMA
Form NPCA-1 is obsolete after 12/31/04. This form is approved for FHA and VA loans.

Important Consumer Information Regarding the Scope and Limitation of the Inspection

Please read this entire page, as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or non-insect wood destroying organisms.** **This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90 day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active evidence of subterranean termites is found in a structure. If signs of subterranean termites -but no activity- are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites –but no activity- if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years. Unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and 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, fixed ceilings, insulation, furniture, appliances, and/or personal possessions, nor were areas inspected which were obstructed or inaccessible for physical access on the date of the inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If an area, which has been reported as inaccessible, is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s) landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.

Neither the inspection company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.