

# Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

## Section I. General Information

Inspection Company, Address, & Phone

Michael Leavitt & Co Inspections, Inc.  
1145 N. Main Street.  
Orem, Utah 84057. 801-636-6816.

Company's Business Lic. No.  
Utah 4002-14199.

Date of Inspection  
01/03/2012.

Address of Property Inspected  
1123 East 1200 North.  
Orem, UT.

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

Structure(s) Inspected  
Main Home.

## Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of the 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): See attached comments.

**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) See attached comments.

Recommend treatment for the control of: \_\_\_\_\_

## Section IV. Obstructions & Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement 7.
- Crawlspace 5.
- Main Level 3. 4.
- Attic 5.
- Garage \_\_\_\_\_
- Exterior 16.
- Porch \_\_\_\_\_
- Addition \_\_\_\_\_
- Other \_\_\_\_\_

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

- 1. Fixed ceiling
- 2. Suspended ceiling
- 3. Fixed 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) See attached comments.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attachments See supplementary comment page.

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

# Important Consumer Information Regarding the Scope and Limitations 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.

- About the Inspection:** A visible 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 noninsect 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 his report unless disclosed as required by state regulations or a written warranty or service agreement is attached.**
- Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. 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.
- 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 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 any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 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 by wood destroying insects and the need for treatment.
- Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**



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# TERMITE REPORT - ADDITIONAL COMMENTS

January 3, 2012

RE: 1123 East 1200 North - Orem, UT



Dear Ryan Jesperson:

I visited the property and investigated the previous subterranean termite activity. I did NOT find current activity, but there are still conducive conditions present that need to be addressed. I spoke with the pest control firm that applied the prior treatment and learned the following:

1) Hunts Pest Control stated that they performed a full perimeter treatment using liquid termiticide. Their initial fee was \$1,200 and they elicit a \$95 annual fee to maintain the treatment and warranty. They stated that it was renewed and in effect until April of this year. A decade ago the annual renewal program was not common, but the full treatment would have been about \$2,400 for a home this size. It looks like they now cut the initial fee in half and make up for it with the annual payments. They confirmed that the chemical used is usually good for at least 15 years of protection.

2) After visiting the property my concern is why there are still obvious conducive conditions that fail this home for an FHA wood destroying insect inspection clearance report, even though the owners paid for a full termite treatment. It may be that the treatment firm only takes care of treatments, and not full resolution of conducive conditions. I would think that the pest control firm would have removed the cardboard box in the crawl that had the previous infestation, as well as the wood foundation form on the far west side of the crawl (SEE BELOW). The fact that these two conditions still exists, and they did the initial treatment and more than one follow-up makes me question the service performed. I am not questioning whether or not they performed treatment. I just would have thought the treatment process would have dealt with the conducive conditions that cause a home to fail and FHA style termite inspection.

## CONDUCTIVE CONDITIONS

1) **WOOD FOUNDATION FORM** - At the far west side of the crawl space there is a previously infested 2x wood foundation form still installed against the foundation. These forms are supposed to be removed after the foundation sets and keeping it in place is an attractor for termites. Sure enough there is lots of infestation evidence and my probe easily went into several areas of this board. The wood should be removed, and I am left to wonder why the removal was not part of the termite treatment process.





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**2) CARDBOARD BOX** - There is a large cardboard box in the crawl space that has wood destroying insect evidence on the bottom portion that is in direct contact with the earth. This cellulose material is an attractor for termites. I am left to wonder why this is still in the crawlspace. Either it was not there when the treatment was performed and we have ongoing termite activity, or it was there before they first treated and nobody bothered to remove it. I would share these supplemental comments with the pest control firm and ask them for feedback. Was the box there all the time and the infestation evidence old, or is it new and the termite activity ongoing?



**3) OTHER CELLULOSE DEBRIS** - There should be no cellulose debris in direct contact with the earth in the crawl space. There is some stray scrap wood, as well as items numbers 1 and 2 above. There is also some paper backed insulation on the earth of the crawl. All of this should be removed in order to receive a clear termite report.

**4) NEGATIVE GRADING** - It is well known that subterranean termites love moist earth verses dry earth. This is why exterior grading is important to consider. You should be able to stand back 10 feet from the home and the earth at the foundation should be 6" higher to promote surface water flow away from the home instead of towards the foundation. The rain gutter discharges have been extended, but the area under and near the deck on the north side draws water towards the foundation. This is easily corrected and preventive in nature.



## OTHER EVIDENCES/ISSUES

**1) CRAWL SPACE WATER EVIDENCE** - The earth along the north foundation under the kitchen area shows that there was once lots of water introduced onto the area. This looks like it was from long term prior plumbing issues. The area is currently dry. I believe that the plumbing leak caused the moist soil below where the termites were originally identified.



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**2) MUD TUBES** - I found no mud tubes on the foundation, yet the owners told me that when the termites were originally found, that mud tubes were present on the north foundation under the kitchen sink. These had been wiped away and there is no evidence of any return tubes since the treatment and follow-up visits.

**3) BASEMENT FLOODING** - There are lots of flooding evidences on the basement framing along the center load bearing walls and stairs. There is also water evidence on many of the stored items and mattress. The seller confirmed that they had water entry through the north foundation window well that sits under the deck. This is related to the negative grading that I mentioned earlier. I saw not termite activity as a result. The negative grading condition is correctible and advised.



**4) STORED ITEMS** - There are lots of stored items in the basement, but I was able to see the upper portions of most of the unfinished walls.

**5) DENSE VEGETATION** - The perimeter landscaping is filled with dense vegetation. This prevent the easy identification of subterranean termite mud tubes. It is recommended that shrubs and bushes be kept away from the home 14-18". The current landscaping is all the way up to the foundation in many areas.



## IN SUMMARY

I am unable to provide a clear termite report due to the conducive conditions identified, yet these issues are easily correctible. I did not find any current subterranean termite activity. I would inquire with the treatment company as to why the conducive conditions I have identified in this supplemental report have not already been addressed/corrected. I would encourage your removal of the cellulose products from the crawl space. The decision as to whether or not to continue the annual treatment insurance fee is yours to make. This area is prone to infestations and the annual treatment contract is considered by many as cheap insurance if another infestation is identified. I would also correct the north side exterior grading to prevent any further water entry into the basement, especially if you plan to finish the basement and/or store items in the basement.

If you have any questions, please feel free to call me at 801-636-6816.

Sincerely,

Michael D. Leavitt