

Wood Destroying Insect Inspection Report		Notice: Please read important consumer information on page 2.																																														
Section I. General Information Pillar To Post 8857 Cincinnati Dayton Rd #204 , West Chester, OH 45069 513-771-6689		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Company's Business Lic. No.</td> <td style="padding: 2px;">Date of Inspection</td> </tr> <tr> <td style="padding: 2px;">92959</td> <td style="padding: 2px;">07/05/2023</td> </tr> <tr> <td colspan="2" style="padding: 2px;">Address of Property Inspected</td> </tr> <tr> <td colspan="2" style="padding: 2px;">1713 Hilltree Dr, Cincinnati OH 45255</td> </tr> </table>	Company's Business Lic. No.	Date of Inspection	92959	07/05/2023	Address of Property Inspected		1713 Hilltree Dr, Cincinnati OH 45255																																							
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Inspector's Name, Signature & Certification, Registration, or Lic. No. Kelby Bittman 134691		Structure(s) Inspected House w/ Attached Garage																																														
Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of 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: <input checked="" type="checkbox"/> A. No visible evidence of wood destroying insects was observed. <input type="checkbox"/> B. Visible evidence of wood destroying insects was observed as follows: <input type="checkbox"/> 1. Live insects (description and location): <input type="checkbox"/> 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): <input type="checkbox"/> 3. Visible damage from wood destroying insects was noted as follows(description and location): <p><u>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.</u> 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.</p>																																																
Section III. Recommendations <input checked="" type="checkbox"/> No treatment recommended:(Explain if Box B in Section II is checked) <input type="checkbox"/> Recommend treatment for the control of:																																																
Section IV. Obstructions and Inaccessible Areas The following areas of the structure(s) inspected were obstructed or inaccessible: <table style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Basement</td> <td>1,3,4,5,6,7,8,9,11,24</td> </tr> <tr> <td><input type="checkbox"/> Crawlspace</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Main Level</td> <td>1,3,4,6,7,8,9,11,24</td> </tr> <tr> <td><input checked="" type="checkbox"/> Attic</td> <td>5,11,24</td> </tr> <tr> <td><input checked="" type="checkbox"/> Garage</td> <td>1,3,6,7,11,14</td> </tr> <tr> <td><input checked="" type="checkbox"/> Exterior</td> <td>17</td> </tr> <tr> <td><input checked="" type="checkbox"/> Porch</td> <td>17</td> </tr> <tr> <td><input type="checkbox"/> Addition</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Other</td> <td></td> </tr> </table>		<input checked="" type="checkbox"/> Basement	1,3,4,5,6,7,8,9,11,24	<input type="checkbox"/> Crawlspace		<input checked="" type="checkbox"/> Main Level	1,3,4,6,7,8,9,11,24	<input checked="" type="checkbox"/> Attic	5,11,24	<input checked="" type="checkbox"/> Garage	1,3,6,7,11,14	<input checked="" type="checkbox"/> Exterior	17	<input checked="" type="checkbox"/> Porch	17	<input type="checkbox"/> Addition		<input type="checkbox"/> Other		The inspector may write out obstructions or use the following optional key: <table style="width: 100%;"> <tr> <td>1. Fixed ceilings</td> <td>15. Standing water</td> </tr> <tr> <td>2. Suspended ceiling</td> <td>16. Dense vegetation</td> </tr> <tr> <td>3. Fixed wall covering</td> <td>17. Exterior siding</td> </tr> <tr> <td>4. Floor covering</td> <td>18. Window well covers</td> </tr> <tr> <td>5. Insulation</td> <td>19. Wood pile</td> </tr> <tr> <td>6. Cabinets or shelving</td> <td>20. Snow</td> </tr> <tr> <td>7. Stored items</td> <td>21. Unsafe conditions</td> </tr> <tr> <td>8. Furnishings</td> <td>22. Rigid foam board</td> </tr> <tr> <td>9. Appliances</td> <td>23. Synthetic stucco</td> </tr> <tr> <td>10. No access or entry</td> <td>24. Duct work, plumbing and /or wiring</td> </tr> <tr> <td>11. Limited access</td> <td>25. Spray foam insulation</td> </tr> <tr> <td>12. No access beneath</td> <td>26. Equipment</td> </tr> <tr> <td>13. Only visual access</td> <td></td> </tr> <tr> <td>14. Cluttered condition</td> <td></td> </tr> </table>	1. Fixed ceilings	15. Standing water	2. Suspended ceiling	16. Dense vegetation	3. Fixed wall covering	17. Exterior siding	4. Floor covering	18. Window well covers	5. Insulation	19. Wood pile	6. Cabinets or shelving	20. Snow	7. Stored items	21. Unsafe conditions	8. Furnishings	22. Rigid foam board	9. Appliances	23. Synthetic stucco	10. No access or entry	24. Duct work, plumbing and /or wiring	11. Limited access	25. Spray foam insulation	12. No access beneath	26. Equipment	13. Only visual access		14. Cluttered condition	
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Section V. Additional Comments and Attachments (these are an integral part of the report) Drill holes are present indicative of a past liquid termite treatment. Attachments:																																																
Signature of Seller(s) or Owner(s) if refinancing. Seller discloses to the buyer all information, to their knowledge, regarding W.D.I. infestation, damage, repair, and treatment history. <div style="text-align: center;">x</div>	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. <div style="text-align: center;">x</div>																																															

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. Please refer to the NPMA Suggested Guidelines for instructions on completing 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 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 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:** Treatment or corrective action should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestation is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company.
For other Wood Destroying Insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.
- 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 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.
- 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.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**