



## Termite Inspection Report

Name of Property Owner/Seller:

Property Address:

2357 W El Moro Cir, Mesa, AZ 85202



Varsity Termite and Pest Control  
6056 E Baseline Rd Suite 110  
Mesa, AZ 85206  
602-757-8252

Lic # 9860



**Arizona Department of Agriculture**  
**Pest Management Division**  
**WOOD DESTROYING INSECT INSPECTION REPORT**

agriculture.az.gov

1A. VA/HUD/FHA CASE #	DATE OF INSPECTION 02/03/2021
1B. <input checked="" type="checkbox"/> ORIGINAL REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT	1D. WDIIR #
1C. <input checked="" type="checkbox"/> SALE <input type="checkbox"/> REFINANCE <input type="checkbox"/> OTHER	1E. TARF #

**NOTE: Pursuant to: A.R.S. § 3-3633 (A) This form must be completed only by a Certified Applicator.**

**2. READ CAREFULLY PRIOR TO COMPLETING THIS PEST MANAGEMENT DIVISION (PMD) FORM**

1. The VA or HUD/FHA case number shall be inserted in Item 1A by the lender or by the pest control company.
2. Areas that were inaccessible or obstructed (Item 7) may include, but are not limited to, wall coverings, fixed ceilings, floor coverings, furniture, or stored articles. In Item 7, the Inspector shall list those obstructions or areas which inhibited the inspection.
3. Item 8A alone is checked when evidence/insects are found but no control measures are performed. Items 8A and 8C are checked when evidence/insects are found AND control measures are performed.
4. When visible evidence is observed, wood-destroying insects causing such evidence shall be listed in Item 8A and the visible damage resulting from such infestation shall be noted in Item 8D.
5. When treatment is indicated in Item 8C, the insects treated shall be named and the date of treatment indicated. The application method and chemicals used shall be entered in Item 10. Proper control measures may include issuance of a warranty. Warranty information shall also be entered in Item 10. (Proper control measures are those which are allowed by PMD Statute/Rule, or the label for the chemical used).
6. Visible evidence of conditions conducive to infestation from wood-destroying insects shall be reported in Items 15-18 on the second page of this form, (e.g., earth-wood contact, faulty grade, insufficient ventilation, etc.).
7. All supplemental reports shall be completed within (30) days of the date of the original report.

3A. NAME OF INSPECTION COMPANY Varsity Termite and Pest Control	5A. NAME OF PROPERTY OWNER/SELLER	
3B. ADDRESS OF INSPECTION COMPANY (Street, City, ZIP) 6056 E Baseline Rd Suite 110. Mesa AZ 85206	5B. PROPERTY ADDRESS (Street, City, ZIP) 2357 W El Moro Cir, Mesa, AZ 85202	
3C. TELEPHONE NUMBER (Include Area Code) 602-757-8252	4. BUSINESS LICENSE # 9860	6A. INSPECTED STRUCTURES Single Family Residence

**6B. LIST ALL UN-INSPECTED STRUCTURES** None

**7. THIS INSPECTION DOES NOT INCLUDE THE FOLLOWING LISTED AREAS WHICH ARE OBSTRUCTED OR INACCESSIBLE.** (See also Item 19, page 2.)  
Interiors of walls - Behind fixed cabinets and appliances

**8. BASED ON THE INSPECTOR'S VISUAL INSPECTION OF THE READILY ACCESSIBLE AREAS OF THE PROPERTY** (See Section (11) before completing):

- ☒ A. Visible evidence of wood-destroying insects was observed.  
Describe evidence observed: Subterranean Termite Activity Multiple Locations - See Graph  
Type of Wood-Destroying Insects observed: Subterranean Termites
- ☐ B. No visible evidence of infestation from wood-destroying insects was observed.
- ☐ C. Visible evidence of infestation as noted in 8A. Proper control measures were performed on (date):
- ☐ D. Visible damage due to was observed in the following areas:
- ☐ E. Visible evidence of previous treatment was observed. List evidence. (See also Item 20, page 2.):

**9. DAMAGE OBSERVED, IF ANY**

- ☐ A. Will be or has been corrected by this company.
- ☒ B. Will not be corrected by this company.
- ☐ C. It is recommended that noted damage be evaluated by a licensed structural contractor for any necessary repairs to be made.

**10. ADDITIONAL COMMENTS** (ALSO SEE PAGE 2.)

(Number of additional attachments to this report.) Page(s)

**11. STATEMENT OF INSPECTOR**

- A. The inspection covered the readily accessible areas of the above listed structures, including attics and crawl spaces that permitted entry.
- B. Special attention was given to those areas which experience has shown to be particularly susceptible to attack by wood-destroying insects.
- C. Non-destructive probing and/or sounding of those areas and other visible accessible wood members showing evidence of infestation was performed.
- D. The inspection did not include areas that were obstructed or inaccessible at the time of inspection.
- E. 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.

**12A. SIGNATURE OF INSPECTOR**

*[Signature]*

**12B. INSPECTOR'S LICENSE NUMBER**

131047

**12C. DATE**

02/03/2021

**STATEMENT OF PURCHASER**

I HAVE RECEIVED THE ORIGINAL, OR A LEGIBLE COPY, OF THIS FORM AND HAVE READ PAGE (1, 2, & 3) OF THIS FORM.  
I UNDERSTAND THAT THIS IS NOT A STRUCTURAL DAMAGE, FUNGI/MOLD REPORT, OR A WARRANTY AS TO THE ABSENCE OF WOOD-DESTROYING INSECTS AND I CAN CONSIDER  
ASSESSMENT BY A LICENSED STRUCTURAL CONTRACTOR OR FUNGI/MOLD INSPECTOR FOR ANY STRUCTURAL DAMAGE OR FUNGI/MOLD CONCERN.

**13. SIGNATURE OF PURCHASER**

**14. DATE**

<b>PROPERTY NAME/ADDRESS</b> <div style="text-align: center; font-size: 1.2em;">2357 W El Moro Cir, Mesa, AZ 85202</div>	<b>DATE OF INSPECTION</b> <div style="text-align: center; font-size: 1.2em;">02/03/2021</div>
<b>AT THE TIME OF THE INSPECTION THE PROPERTY WAS:</b> <div style="display: flex; justify-content: space-around; font-size: 0.9em;"> <span><input type="checkbox"/> Vacant</span> <span><input checked="" type="checkbox"/> Occupied</span> <span><input type="checkbox"/> Unfurnished</span> <span><input checked="" type="checkbox"/> Furnished</span> </div>	
<b><u>CONDITIONS CONDUCTIVE TO INFESTATION</u></b>	
<b>15. <u>WOOD TO EARTH CONTACT (EC)</u></b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <i>(If YES, check mark and explain conditions conducive)</i> <div style="display: flex; justify-content: space-between; font-size: 0.8em;"> <div> <input type="checkbox"/> Fence Abutting Structure  <input type="checkbox"/> Concrete Form Boards  <input type="checkbox"/> Porch Post </div> <div> <input type="checkbox"/> Pier Posts  <input type="checkbox"/> Porch Stairs  <input type="checkbox"/> Trellis </div> <div> <input type="checkbox"/> Plants/Trees Contacting Structure  <input checked="" type="checkbox"/> Other <u>See Comments</u> </div> </div> <p>Comments: Attached shed 2x4s at bottom of wall sitting in dirt</p>	
<b>16. <u>EXCESSIVE CELLULOSE DEBRIS (CD)</u></b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>(If YES, check mark and explain conditions conducive)</i> <p>Comments:</p>	
<b>17. <u>FAULTY GRADES (FG)</u></b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <i>(If YES, check mark and explain conditions conducive)</i> <div style="display: flex; justify-content: space-between; font-size: 0.8em;"> <div> <input checked="" type="checkbox"/> Evidence of surface water draining toward house  <input checked="" type="checkbox"/> Floor level or planters at or below grade  <input type="checkbox"/> Wood siding below grade </div> <div> <input checked="" type="checkbox"/> Stucco at or below grade  <input type="checkbox"/> Joists in crawl space less than 24" above grade  <input type="checkbox"/> Other _____ </div> </div> <p>Comments:</p>	
<b>18. <u>EXCESSIVE MOISTURE (EM)</u></b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>(If YES, check mark and explain conditions conducive)</i> <div style="display: flex; justify-content: space-between; font-size: 0.8em;"> <div> <input type="checkbox"/> Standing Water  <input type="checkbox"/> Sprinklers Hitting Structure  <input type="checkbox"/> Crawl Space/Water Leaking </div> <div> <input checked="" type="checkbox"/> Water Damage  <input checked="" type="checkbox"/> Water Stain  <input type="checkbox"/> Improper Condensate Drainage </div> <div> <input type="checkbox"/> Bath/Shower/Toilet Leaking  <input type="checkbox"/> Plumbing Leaks  <input type="checkbox"/> Attic/Roof Leak </div> <div> <input type="checkbox"/> Inadequate Ventilation  <input type="checkbox"/> Other _____ </div> </div> <p>Comments:</p>	
<b>19. <u>INACCESSIBLE AREAS (IA)</u></b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <i>(If YES, check mark and explain)</i> <div style="display: flex; justify-content: space-between; font-size: 0.8em;"> <div> <input type="checkbox"/> Attic – All - Fixed Ceiling  <input checked="" type="checkbox"/> Attic – Joists  <input checked="" type="checkbox"/> Attic – Partial  <input checked="" type="checkbox"/> Plumbing Traps - No Access  <input type="checkbox"/> Other _____ </div> <div> <input checked="" type="checkbox"/> Floors - Carpet &amp; Tile  <input checked="" type="checkbox"/> Wall Interiors - Sheetrock &amp; paint  <input type="checkbox"/> Enclosed Stairwell  <input type="checkbox"/> Dropped Ceilings </div> <div> <input type="checkbox"/> Sub/Crawl Space Area -- Clearance  <input type="checkbox"/> Sub Area/Crawl Space No Access  <input checked="" type="checkbox"/> Areas Obstructed By Furniture Or Stored Articles </div> </div> <p>Comments: Behind fixed cabinet &amp; appliances and along garage walls</p>	
<b>20. <u>EVIDENCE OF PREVIOUS TREATMENT</u></b> <div style="margin-top: 10px;"> <input type="checkbox"/> <b>BY ANOTHER COMPANY:</b> While evidence of previous treatment does exist, it is impossible for the inspecting company to ascertain if such treatment was properly performed. Further investigation is left to the Buyer's discretion to determine if such treatment was done properly and if a valid warranty exists against the target pest of such treatment. </div> <div style="margin-top: 10px;"> <input type="checkbox"/> <b>BY THE INSPECTING COMPANY:</b> Previous treatment is recorded for this property. At the Buyer's discretion, treatment records can be viewed at the inspecting company's local office with the property owner's permission. </div> <div style="margin-top: 10px; font-size: 0.8em;"> Account Number: _____ Date of Initial Treatment: _____ Target Pest: _____  Warranty Expiration Date: _____ Other: _____ </div>	
<b>Pest Control Inspector's Additional Comments</b>	

PROPERTY NAME/ADDRESS

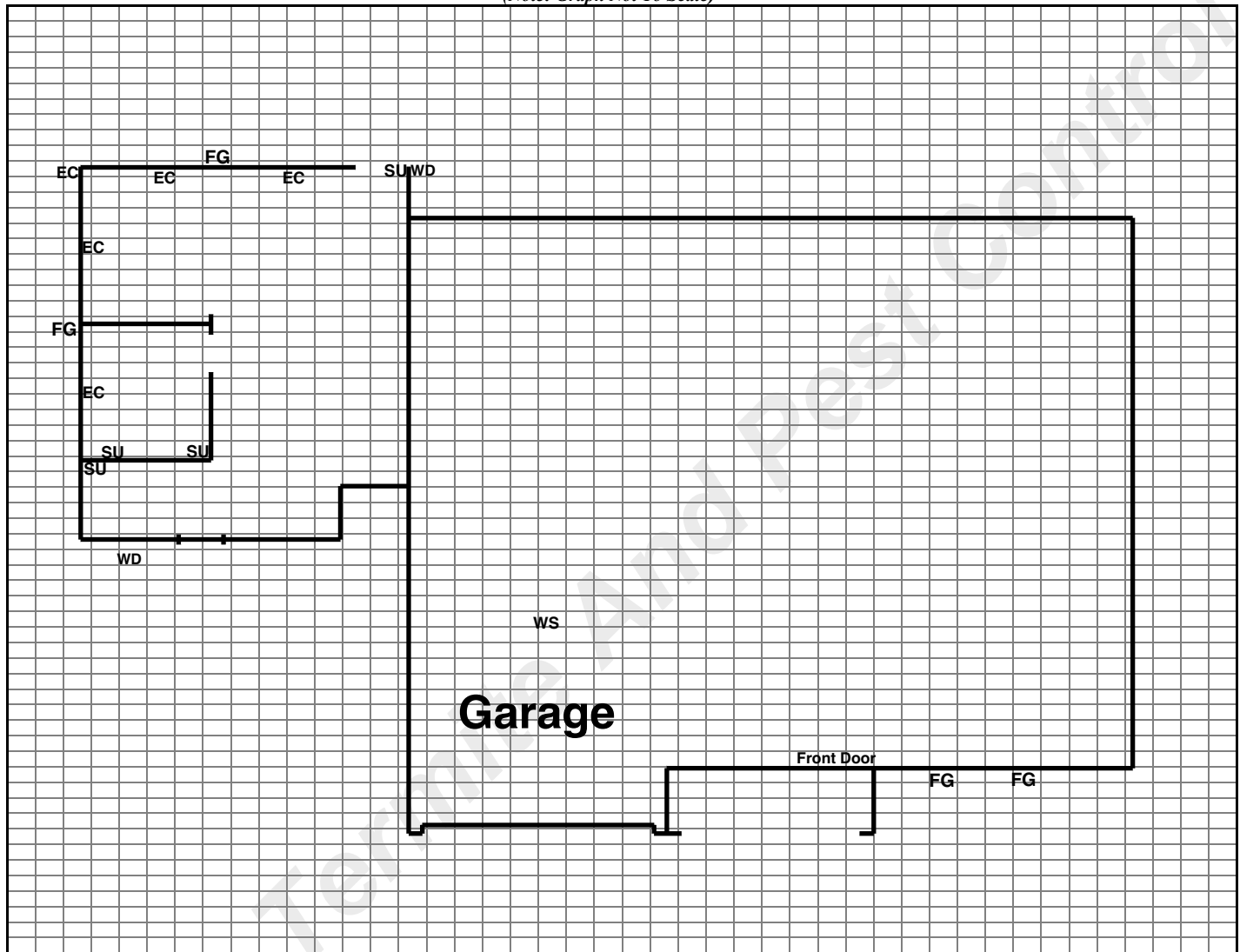
2357 W El Moro Cir, Mesa, AZ 85202

DATE OF INSPECTION

02/03/2021

## GRAPH OF STRUCTURE(S)

(Note: Graph Not To Scale)



**PURSUANT TO: A.A.C. R3-8-501 (E)(5)(o) THE INSPECTOR MUST COMPLETE THE GRAPH ON PAGE (3) AND CHECK (✓) MARKED BELOW FOR ANY ITEMS WHICH ARE NOTED ON PAGES (1) AND (2)**

✓	CODE	SEE GRAPH PAGE (3)	✓	CODE	SEE GRAPH PAGE (3)	✓	CODE	SEE GRAPH PAGE (3)	✓	CODE	SEE GRAPH PAGE (3)
✓	SU	Subterranean Termites		OW	Other Wood Destroying Insects (*)		OB	Obstructions	✓	WD	Water Damage
	DR	Drywood Termites	✓	FG	Faulty Grade	✓	IA	Inaccessible Areas	✓	WS	Water Stains
	DA	Dampwood Termites	✓	EC	Wood To Earth Contact		IV	Inadequate Ventilation		RL	Roof Leaks
	BE	Wood Destroying Beetles		CD	Cellulose Debris		PL	Plumbing Leaks	✓	EM	Excessive Moisture
	CA	Carpenter Ants		PA	Plantings Abutting Structure		SP	Sprinkler Hitting Structure		FI	Further Inspection Needed

(\*) Other Wood Destroying Insects (list)

# Varsity

## Termite and Pest Control



Termite activity attached shed



Termite activity attached shed



Termite activity attached shed



Termite activity attached shed



# WOOD DESTROYING ORGANISMS TREATMENT PROPOSAL

6056 E. Baseline Rd., Suite 110, Mesa, AZ 85206 \* (602) 757-8252

License # 9860

Inspection Date: 02/03/2021

Initial Treatment Date: \_\_\_\_\_

This AGREEMENT is made between VARSITY TERMITE AND PEST CONTROL  
(hereunder known as Varsity Termite and Pest Control) and the BUYER, as follows:

_____ Buyer's Name		_____ LB 2530 Billing Agent	
_____ 2357 W El Moro Cir, Mesa, AZ 85202		_____ Billing Address	
_____ Treatment Address		_____ Billing Address	
_____ Phone	_____ Cell	_____ Phone	_____ Fax
_____ E-Mail		_____ E-Mail	

Number of Buildings and Type: Single Family Residence

## COMPLETE PROTECTION

**1 Year**

**5 Year**

Cost to Treat..... \$ 750.00 \$ 1,150.00

Additional \_\_\_\_\_ years renewal... \_\_\_\_\_

☐ Other Charge..... \$100 Coupon \$100 Coupon

Balance of total..... \_\_\_\_\_

**Total Due**..... \$ 650.00 \$ 1,050.00

**VARSITY TERMITE is authorized  
to treat the premises herin described  
for the control of**

- ☒ Subterranean termites  
☐ Drywood termites  
☒ Residential ☐ Commercial

## TREATMENT TYPE

- ☐ Prevention  
☒ Control  
☐ Pretreat  
☐ Spot Treatment (No Warranty)

**Product to be used** 1 Maxx Pro

**Alternative Treatment** \_\_\_\_\_

COVERAGE: For a period of \_\_\_\_\_ year(s), beginning on the initial treatment date show above, Varsity Termite and Pest Control agrees to provide service and treatment for the control of the above listed Wood Destroying Organism for the covered premises for the sum of \_\_\_\_\_, payable upon completion of the initial treatment. Note: There is no guarantee until payment is made according to terms.

RETREATMENT: If a re-infestation is discovered to the covered premises, then Varsity Termite and Pest Control will perform any further retreatment it finds necessary, free of charge, for the initial and renewal term of this agreement.

VARSITY TERMITE AND PEST CONTROL DOES NOT ACCEPT ANY LIABILITY FOR  
ANY WOOD DESTROYING ORGANISM DAMAGE REPAIR.  
NOTE REVERSE SIDE FOR GENERAL TERMS AND CONDITIONS

## ANNUAL LIFETIME RENEWABLE WARRANTY

At the BUYER's option and for BUYER's further protection, the warranty may be renewed annually for additional years. The RENEWAL FEE will be \$ 135.00 per year. The first renewal payment will be due on the anniversary date of the initial treatment. After the initial warranty has expired. The RENEWAL FEE may be modified as specified in the General Terms and Conditions. Varsity Termite and Pest Control will inspect the property annually while this guarantee renewal option is in effect.

Warning -Pesticides can be harmful. See last page for details.

Blake Swim 131047  
Authorized Representative Inspector Lic. #

\_\_\_\_\_  
Buyer or Authorized Agent of Buyer Date

IF THIS PROPOSAL WAS MADE AS A RESULT OF HOME SOLICITATION, YOU THE BUYER MAY CANCEL  
THIS TRANSACTION PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THE PROPOSAL.



Owner/Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

Property at: 2357 W El Moro Cir, Mesa, AZ 85202

Inspected by: Blake Swim Sq/Ft: \_\_\_\_\_ Lin/Ft: 275

Construction type: Floating Slab

Foundation type: Solid Concrete

Adequate room in crawl space (minimum 24" to Inspect & Treat): \_\_\_\_\_ Siding: \_\_\_\_\_

Special instructions & comments: \_\_\_\_\_

- ☒ Yes ☐ No Electricity Available  
☒ Yes ☐ No Water Available  
☒ Yes ☐ No Trench/Rod Perimeter Treatment  
☒ Yes ☐ No Vertical Porch/Patio Treatment  
☐ Yes ☒ No Vertical Garage Treatment  
☐ Yes ☒ No Cross/Angle Foundation Treatment  
☐ Yes ☒ No Install Plumbing Access  
☐ Yes ☒ No Crawl Space Treatment  
☒ Yes ☐ No Foam Interior Plumbing  
☐ Yes ☒ No Foam Interior Infestation  
☐ Yes ☒ No Vertical Interior Floor Treatment

Infested Area	Yes	Comments
Exterior		
Attic - Joists		
Garage		
Ceiling		
Interior Wall	✓	Attached shed
Sub Floor		
Interior Trim		
Door Frames		
Window Frames		

**Key Symbols**  
 X - Evidence of Damage  
 S - Subterranean Termites  
 K - Drywood Termites  
 EC - Earth/Wood Contact  
 FG - Faulty Grade  
 EM - Excessive Moisture  
 PHD - Possible Hidden Damage

Scale -

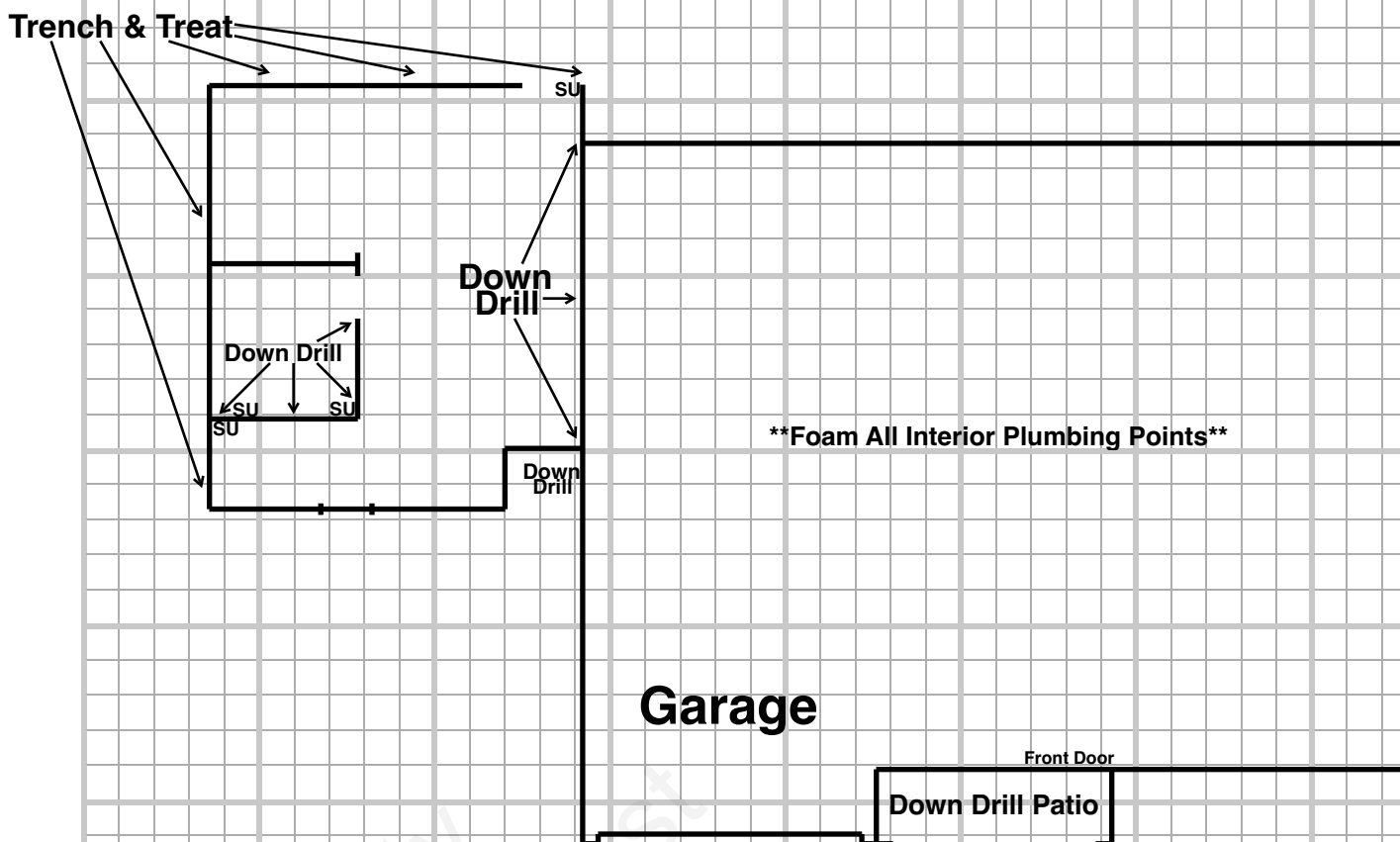
Inspections are of visible, accessible areas and should not be considered a warranty of the absence of hidden or inaccessible damage.  
**Service Technicians will need 3 feet of access for all treatment areas.**

TECHNICIAN SIGNATURE \_\_\_\_\_

CUSTOMER SIGNATURE \_\_\_\_\_

## SU : Subterranean Termites

**\*\*Trench and treat all soil areas abutting stem wall!\*\***



## GENERAL TERMS AND CONDITIONS

1. **WARNING – PESTICIDES AND TERMITICIDES CAN BE HARMFUL** – Treatment involves the application of EPA registered chemicals. Varsity Termite and Pest Control will provide detailed Safety Data Sheets (SDS) on material to be used upon request. IT IS THE OBLIGATION OF THE BUYER TO ADVISE ALL POTENTIAL OCCUPANTS OF THE STRUCTURE(S) TO CONSULT WITH THEIR HEALTH CARE PROVIDER IF THEY OR ANY MONOR CHILDREN MAY BE SENSITIVE TO CHEMICALS AND/OR CHEMICAL ODORS BEFORE ALLOWING ANY INITIAL OR SUBSEQUENT TREATMENT TO BE PERFORMED.
2. **FORMOSAN TERMITES** (*Coptotermes* sp.): Formosan termites will not be treated or guaranteed against by Varsity Termite and Pest Control.
3. **RENEWAL FEE:** after two (2) renewal years, the RENEWAL FEE can be increased at the discretion of Varsity Termite and Pest Control. Varsity Termite and Pest Control Agrees that the RENEWAL FEE will not increase by more than 10% per year.
4. **PERIMETER PLUS:** Perimeter plus is a system that will ONLY address exterior entry points and interior infestations at the time of initial treatment. There will be interior entry points that will not be treated on the initial treatment. These areas may provide additional entry points for subterranean termites causing future infestation. If re-infestation is discovered to the covered premise, then Varsity Termite and Pest Control will perform any further treatment it finds necessary, free of charge, for the initial and renewal term of this agreement.
5. **DAMAGE: THIS IS NOT A WOOD DESTROYING ORGANISM DAMAGE REPAIR CONTRACT. VARSITY TERMITE AND PEST CONTROL DOES NOT ACCEPT ANY LIABILITY FOR ANY WOOD DESTROYING ORGANISM DAMAGE REPAIR.**
6. **CONDITIONS CONDUCIVE TO INFESTATION:** Varsity Termite and Pest Control is not responsible for no-cost retreatment where conditions conducive to infestation exist. Conditions conducive to infestation include: direct earth to wood contact, roof leaks, excessive moisture conditions water leakage in treated areas, stucco frame below grade, excessive stucco over-pour, plumbing leaks, inadequate or improper ventilation, structural or mechanical problems, or excessive cellulose debris, that exists in over, under, or adjacent to the structure(s) treated. Not all conditions conducive to infestation may be visible at the time of initial or subsequent inspections. At any time, Varsity Termite and Pest Control may request the BUYER to correct conditions conducive to infestation that are known to exist, or discovered at a later date, that could adversely affect treatment. BUYER is responsible for making timely repairs or corrections of any identified conditions as requested by Varsity Termite and Pest Control. Upon completion of corrections by the BUYER, Varsity Termite and Pest Control may provide additional treatment as needed to the affected areas. BUYER's failure to make timely correction when requested will enable Varsity Termite and Pest Control, at its sole discretion, to cancel this AGREEMENT, subject to only five (5) calendar days prior written notification by Varsity Termite and Pest Control.
7. **WATER LEAKAGE:** Water leakage in treated areas or through the roof or exterior walls of the structure(s) may destroy the effectiveness of Varsity Termite and Pest Control's treatment and create conditions conducive to new or continued infestation. BUYER is responsible for making timely repairs or replacements as are necessary to stop any such water leakage or prevent excessive moisture conditions. If a water leakage occurs after the initial treatment, and upon completion of repairs by the BUYER, Varsity Termite and Pest Control may provide additional treatment as needed to the affected area at additional expense to the BUYER. BUYER's failure to make timely correction when requested will enable Varsity Termite and Pest Control, at its sole discretion, to cancel this AGREEMENT, subject to only five (5) calendar days prior written notification by Varsity Termite and Pest Control.
8. **ADDITIONS, ALTERATIONS:** If during the guarantee period the BUYER takes any actions which affect the treated structure(s) by creating new insect hazards or interference with the chemical protective barrier (including, but not limited to: additions, alterations, structural modifications, soil removal from or soil addition to the base of the foundation, Varsity, Termite and Pest Control may terminate this AGREEMENT unless Varsity Termite and Pest Control received prior written notification of the alteration by the BUYER, re-inspects, and contracts additional treatment as needed and/or adjust the guarantee renewal fee.
9. **ACCESS:** Varsity Termite and Pest Control's liability under any guarantee shall terminate if access to the premises, structure(s) or any part of the structure is refused to Varsity Termite and Pest Control's representatives or inspectors for the purpose of inspections, and/or the performance of the terms and conditions of this AGREEMENT. This includes access to and permission to treat, if needed, through floor and/or wall covering that cannot be readily removed (tile, linoleum, wall paper, etc.). If Varsity Termite and Pest Control must have access to treat through such covering, BUYER acknowledges Varsity Termite and Pest Control must have access to treat through such covering. BUYER acknowledges Varsity Termite and Pest Control only responsibility will be to patch the treatment holes and Varsity Termite and Pest Control will not be responsible for the repair or replacement of the affected coverings.
10. **ASSIGNABILITY:** This AGREEMENT may be transferred to a new owner of the premises, provided that a full copy of this agreement, and any attached Graphs, Specifications and Checklists are given by the BUYER to the subsequent owner at the time of property transfer, and the new owner accepts all terms and conditions of the AGREEMENT, and advise Varsity Termite and Pest Control in writing of their name, billing address, and phone number, within ten (10) days of the property transfer
11. Either party, with or without cause, may terminate this AGREEMENT at the end of any one-year term, subject to only five (5) calendar days written notice.
12. **ARBITRATION:** The BUYER and Varsity Termite and Pest Control, agree that any controversy or claim between them arising out of the interpretation, performance, or breach of any provision of this agreement shall be settled exclusively in arbitration. This AGREEMENT is subject to arbitration pursuant to the Uniform Arbitration Act of the American Arbitration Association. The arbitration award may be entered in any court having jurisdiction. In no event shall either for indirect, special or consequential.