



Termite Inspection Report

Name of Property Owner/Seller: Homeowner

Property Address: 16932 E Monterey Dr Fountain Hills AZ 85268



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

Business 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 04/08/2022
1B. <input type="checkbox"/> ORIGINAL REPORT SUPPLEMENTAL REPORT	1D. WDIIR #
1C. <input type="checkbox"/> SALE <input type="checkbox"/> REFINANCE 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 Homeowner	
3B. ADDRESS OF INSPECTION COMPANY (Street, City, ZIP) 6056 E Baseline Rd Suite 110. Mesa AZ 85206	5B. PROPERTY ADDRESS (Street, City, ZIP) 16932 E Monterey Dr Fountain Hills AZ 85268	
3C. TELEPHONE NUMBER (Include Area Code) 602-757-8252	4. BUSINESS LICENSE # 9860	6A. INSPECTED STRUCTURES Single Story Home

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 Tunnels Inner Wall
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 Subterranean Termite was observed in the following areas:
- ☒ E. Visible evidence of previous treatment was observed. List evidence. (See also Item 20, page 2.): Drill Marks

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 	12B. INSPECTOR'S LICENSE NUMBER 191111	12C. DATE 04/08/2022
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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.

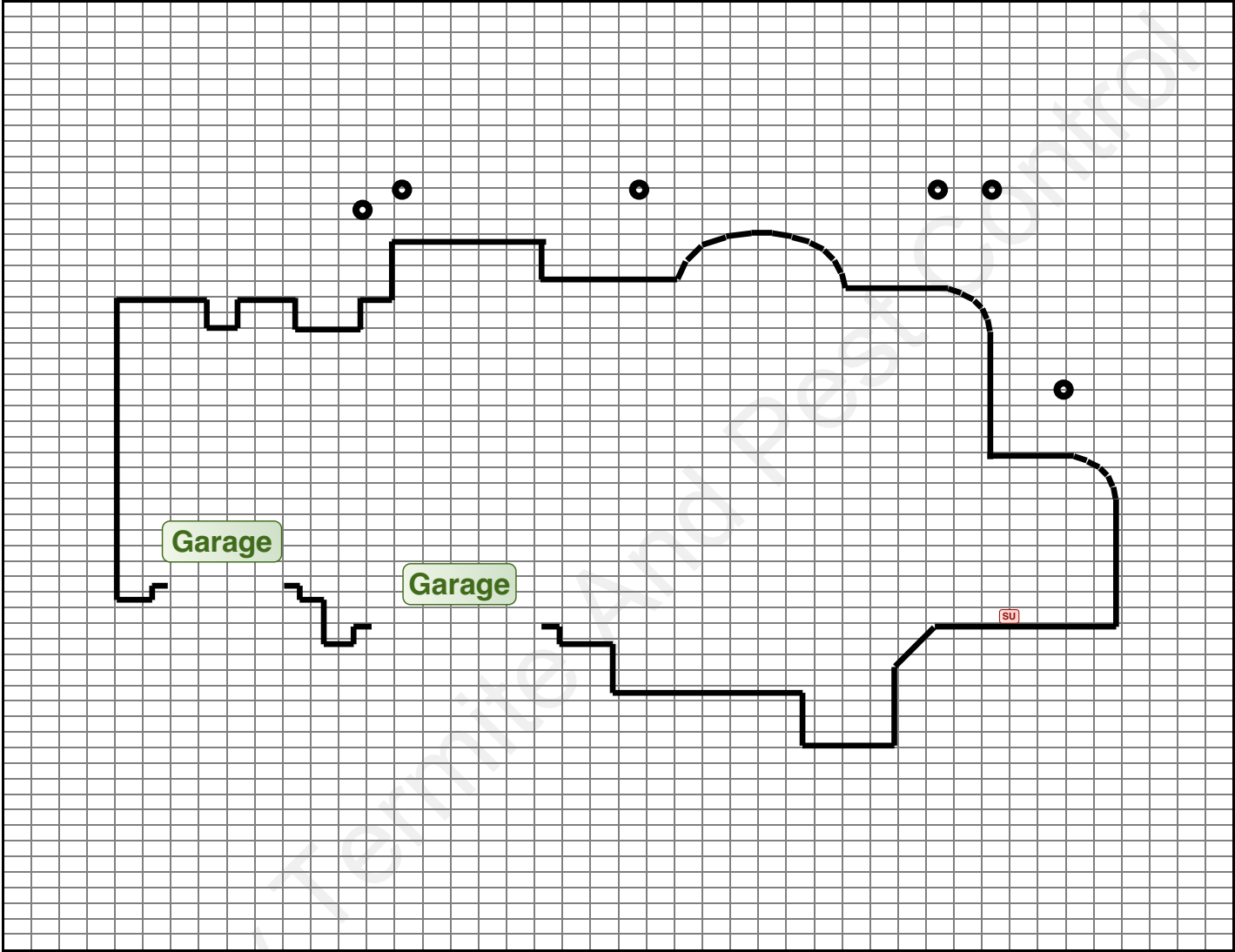
13. SIGNATURE OF PURCHASER	14. DATE
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PROPERTY NAME/ADDRESS Homeowner	16932 E Monterey Dr Fountain Hills AZ 85268	DATE OF INSPECTION 04/08/2022
AT THE TIME OF THE INSPECTION THE PROPERTY WAS: <input type="checkbox"/> Vacant <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unfurnished <input checked="" type="checkbox"/> Furnished		
<u>CONDITIONS CONDUCTIVE TO INFESTATION</u>		
15. <u>WOOD TO EARTH CONTACT (EC)</u> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <i>(If YES, check mark and explain conditions conducive)</i>		
Fence Abutting Structure Concrete Form Boards Porch Post Comments:	Pier Posts Porch Stairs Trellis	Plants/Trees Contacting Structure Other _____
16. <u>EXCESSIVE CELLULOSE DEBRIS (CD)</u> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <i>(If YES, check mark and explain conditions conducive)</i> Comments:		
17. <u>FAULTY GRADES (FG)</u> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <i>(If YES, check mark and explain conditions conducive)</i>		
Evidence of surface water draining toward house Floor level or planters at or below grade Wood siding below grade Comments:	Stucco at or below grade Joists in crawl space less than 24" above grade Other _____	
18. <u>EXCESSIVE MOISTURE (EM)</u> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <i>(If YES, check mark and explain conditions conducive)</i>		
Standing Water Sprinklers Hitting Structure Crawl Space/Water Leaking Comments:	Water Damage Water Stain Improper Condensate Drainage	Bath/Shower/Toilet Leaking Plumbing Leaks Attic/Roof Leak Inadequate Ventilation Other _____
19. <u>INACCESSIBLE AREAS (IA)</u> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> <i>(If YES, check mark and explain)</i>		
<input checked="" 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 Other _____ Comments:	<input checked="" type="checkbox"/> Floors - Carpet & Tile <input checked="" type="checkbox"/> Wall Interiors - Sheetrock & paint <input type="checkbox"/> Enclosed Stairwell <input type="checkbox"/> Dropped Ceilings <input checked="" 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	
Behind fixed cabinets and fixed appliances		
20. <u>EVIDENCE OF PREVIOUS TREATMENT</u>		
<input checked="" type="checkbox"/> BY ANOTHER COMPANY: 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.		
<input type="checkbox"/> BY THE INSPECTING COMPANY: 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.		
Account Number: _____ Date of Initial Treatment: _____ Target Pest: _____		
Warranty Expiration Date: _____ Other: _____		
Pest Control Inspector's Additional Comments		

PROPERTY NAME/ADDRESS	DATE OF INSPECTION
Homeowner	04/08/2022
16932 E Monterey Dr Fountain Hills AZ 85268	

GRAPH OF STRUCTURE(S)

(Note: Graph Not To Scale)



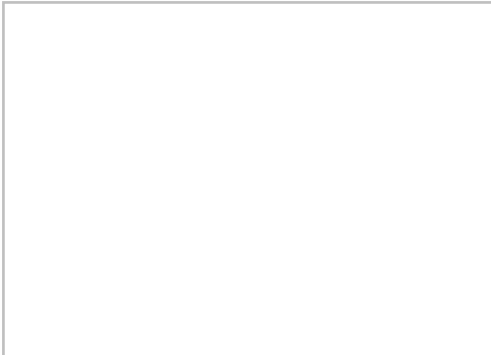
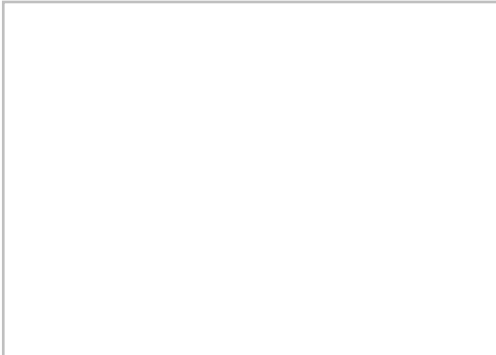
PURSUANT TO: A.A.C. R3-8-501 (E)(5)(o) THE INSPECTOR MUST COMPLETE THE GRAPH ON PAGE (3) AND CHECK (✓) MARKED BELOW FOR ANY ITEMS WHICH ARE NOTED ON PAGES (1) AND (2)											
✓	CODE	SEE GRAPH PAGE (3)	✓	CODE	SEE GRAPH PAGE (3)	✓	CODE	SEE GRAPH PAGE (3)	✓	CODE	SEE GRAPH PAGE (3)
✓	SU Subterranean Termites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



CONDITIONS CONDUCTIVE TO INFESTATION



Subterranean termite tubes master closet wall





WOOD DESTROYING ORGANISMS TREATMENT PROPOSAL

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

Business License # 9860

Inspection Date: 04/08/2022

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:

Homeowner
Buyer's Name
16932 E Monterey Dr Fountain Hills AZ 85268
Treatment Address

Phone _____ Cell _____
E-Mail _____

Billing Agent

Billing Address

Phone _____ Fax _____
E-Mail _____

Number of Buildings and Type: _____

COMPLETE PROTECTION

1 Year

5 Year

Cost to Treat..... \$ 1,115.00 \$ 1,595.00

Additional _____ years renewal... _____

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

Balance of total..... _____

Total Due..... \$ 1,015.00 \$ 1,495.00

**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 Bait

COVERAGE: For a period of ONE 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 1,015.00, 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 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 \$ 145.00 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 periodically inspect while this guarantee renewal option is in effect.

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

Joshua Negron 191111
Authorized Representative Inspector Lic. #

04/08/2022
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: Homeowner Phone: _____

Property at: 16932 E Monterey Dr Fountain Hills AZ 85268

Inspected by: Joshua Negron Sq/Ft: _____ Lin/Ft: 369

Construction type: Floating Slab

Foundation type: Solid Concrete

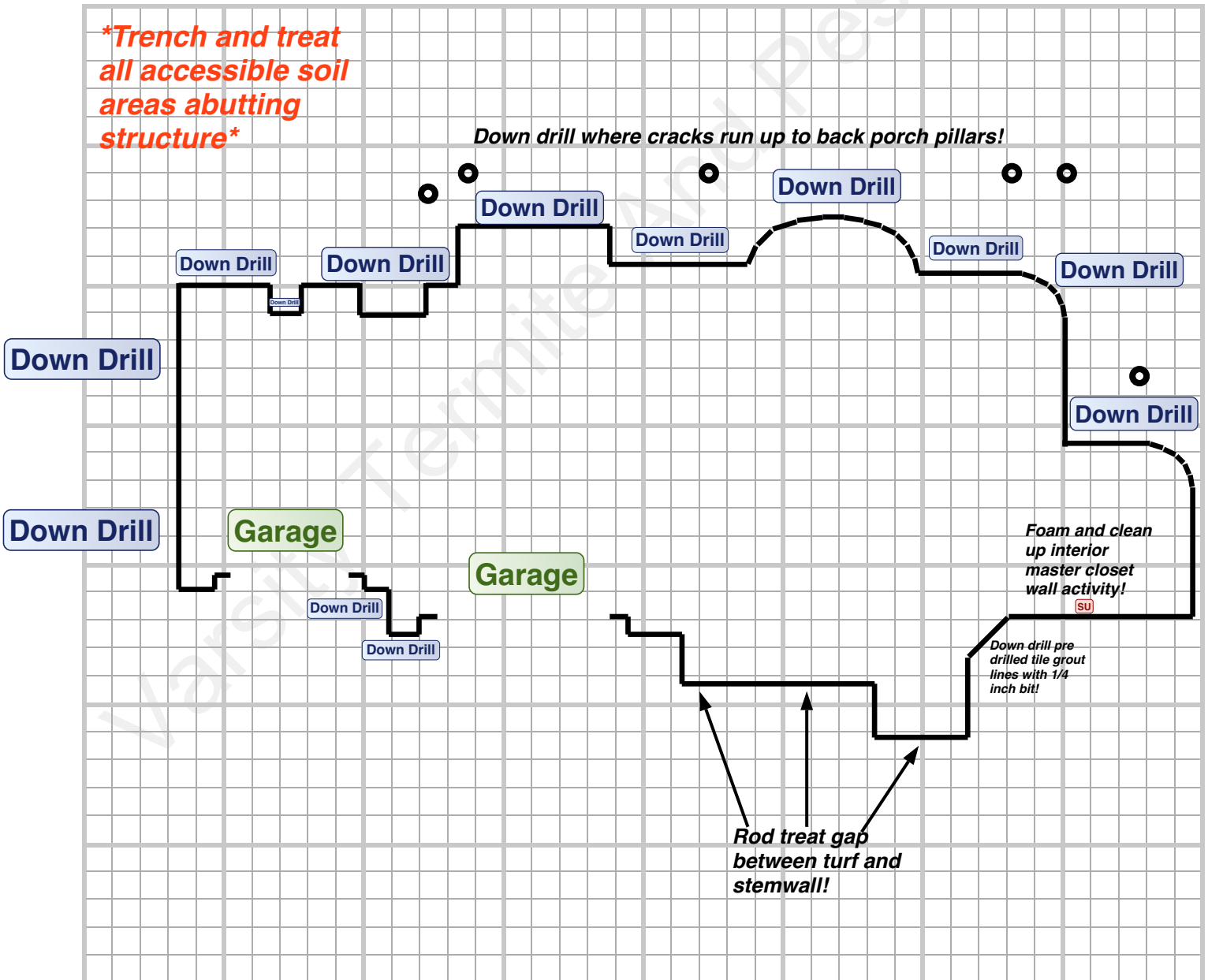
Adequate room in crawl space (minimum 24" to inspect & treat): _____ Siding: Stucco

Special instructions & comments: _____

<div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Electricity Available</div> <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Water Available</div> <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Trench/Rod Perimeter Treatment</div> <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Vertical Porch/Patio Treatment</div> <div><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Vertical Garage Treatment</div> <div><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Cross/Angle Foundation Treatment</div> <div><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Install Plumbing Access</div> <div><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Crawl Space Treatment</div> <div><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Foam Interior Plumbing</div> <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Foam Interior Infestation</div> <div><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Vertical Interior Floor Treatment</div>	Infested Area	Yes	Comments	<div>Key Symbols</div> <div>X - Evidence of Damage</div> <div>S - Subterranean Termites</div> <div>K - Drywood Termites</div> <div>EC - Earth/Wood Contact</div> <div>FG - Faulty Grade</div> <div>EM - Excessive Moisture</div> <div>PHD - Possible Hidden Damage</div> <div>Scale -</div>
	Exterior			
	Attic - Joists			
	Garage			
	Ceiling			
	Interior Wall	✓		
	Sub Floor			
	Interior Trim			
	Door Frames			
	Window Frames			

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 _____



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 MINOR 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:** Varsity Termite and Pest Control reserve the right, at our sole discretion, to change the annual renewal fee after the first renewal year. 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.