



PATRIOT *SINCE 1976* **PEST & TERMITE** **CONTROL**

2225 Cirrus Drive Prescott, AZ 86301 ★ (928) 443-1566 ★ info@patriotpestaz.com

patriotpestprescott.com ★ License 9734

Serving the Quad-City area, Verde Valley, Sedona, Flagstaff

3375 N Meadowlark Dr, Prescott Valley 86314



Dear Home Buyer,

Thank you for choosing Patriot Pest Control to perform your Pest Inspection. If you have any questions regarding the findings of the report, or our proposed treatment, please call our office at (928)443-1566 or email us at info@patriotpestaz.com

Don't forget – Patriot Pest and Termite Control offers more than just inspections! We provide a full range of pest control services for ants, spiders, rodents, gophers, and everything in between.

Thanks again for choosing Patriot Pest and Termite Control. It has been a pleasure working with you.



PROFESSIONAL PROTECTORS OF HEALTH AND PROPERTY SINCE 1976



Home Inspector : Steven Johnson

Date: 4/3/25



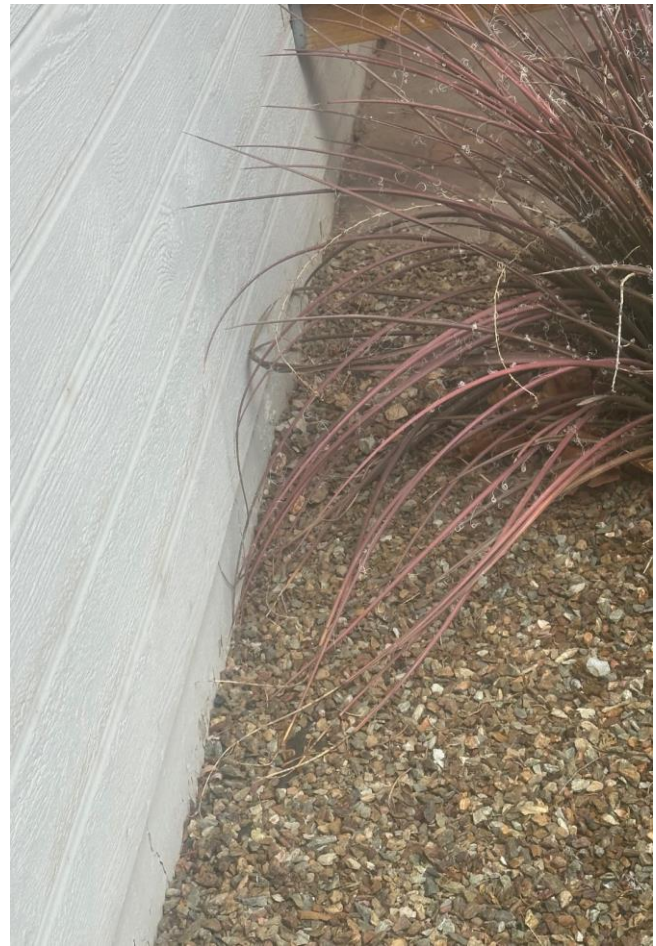
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Faulty grade



Plants abutting structure

"The bitterness of poor quality remains long after the sweetness of low price is forgotten." Benjamin Franklin



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Plumbing leak kitchen sink



Water stain eaves

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**Water damage under
bathroom sink.**

"The bitterness of poor quality remains long after the sweetness of low price is forgotten." Benjamin Franklin



Arizona Department of Agriculture
Pest Management Division
WOOD DESTROYING INSECT INSPECTION REPORT
agriculture.az.gov

| | |
|---|--------------------------------|
| 1A. VA/HUD/FHA CASE # | DATE OF INSPECTION 4/2/2025 |
| 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

- The VA or HUD/FHA case number shall be inserted in Item 1A by the lender or by the pest control company.
- 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.
- 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.
- 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.
- 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).
- 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.).
- All supplemental reports shall be completed within (30) days of the date of the original report.

| | |
|---|---|
| 3A. NAME OF INSPECTION COMPANY Patriot Pest and Termite Control | 5A. NAME OF PROPERTY OWNER/SELLER Cochran Family Trust |
| 3B. ADDRESS OF INSPECTION COMPANY (Street, City, ZIP) 2225 Cirrus Drive Prescott, AZ 86301 | 5B. PROPERTY ADDRESS (Street, City, ZIP) 3375 N Meadowlark Dr Prescott Valley, 86314 |
| 3C. TELEPHONE NUMBER (Include Area Code) 928-443-1566 | 4. BUSINESS LICENSE # #9734 |
| 6A. INSPECTED STRUCTURES Home, Garage, & Shop | |

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.)
Please see page 2.

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: _____
Type of Wood-Destroying Insects observed: _____
- ☒ 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.)

none

(Number of additional attachments to this report.) 5 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 230153 | 12C. DATE 4/2/2025 |
|---------------------------------|---|-----------------------|

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 |
|----------------------------|----------|

| | | |
|--|---|--|
| PROPERTY NAME/ADDRESS 3375 N Meadowlark Dr Prescott Valley, 86314 | | DATE OF INSPECTION 4/2/2025 |
| AT THE TIME OF THE INSPECTION THE PROPERTY WAS: <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unfurnished <input type="checkbox"/> Furnished | | |
| <u>CONDITIONS CONDUCTIVE TO INFESTATION</u> | | |
| 15. WOOD TO EARTH CONTACT (EC) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <i>(If YES, check mark and explain conditions conducive)</i> | | |
| <input type="checkbox"/> Fence Abutting Structure <input type="checkbox"/> Concrete Form Boards <input type="checkbox"/> Porch Post Comments: Plants abutting structures | <input type="checkbox"/> Pier Posts <input type="checkbox"/> Porch Stairs <input type="checkbox"/> Trellis | <input checked="" type="checkbox"/> Plants/Trees Contacting Structure <input type="checkbox"/> Other _____ |
| 16. EXCESSIVE CELLULOSE DEBRIS (CD) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>(If YES, check mark and explain conditions conducive)</i> Comments: | | |
| 17. FAULTY GRADES (FG) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <i>(If YES, check mark and explain conditions conducive)</i> | | |
| <input type="checkbox"/> Evidence of surface water draining toward house <input type="checkbox"/> Floor level or planters at or below grade <input checked="" type="checkbox"/> Wood siding below grade Comments: Siding below grade | <input type="checkbox"/> Stucco at or below grade <input type="checkbox"/> Joists in crawl space less than 24" above grade <input type="checkbox"/> Other _____ | |
| 18. EXCESSIVE MOISTURE (EM) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <i>(If YES, check mark and explain conditions conducive)</i> | | |
| <input type="checkbox"/> Standing Water <input type="checkbox"/> Sprinklers Hitting Structure <input type="checkbox"/> Crawl Space/Water Leaking Comments: | <input checked="" type="checkbox"/> Water Damage <input checked="" type="checkbox"/> Water Stain <input type="checkbox"/> Improper Condensate Drainage | <input type="checkbox"/> Bath/Shower/Toilet Leaking <input checked="" type="checkbox"/> Plumbing Leaks <input type="checkbox"/> Attic/Roof Leak <input type="checkbox"/> Inadequate Ventilation <input type="checkbox"/> Other _____ |
| Water damage/ stains to eaves around home. Plumbing leak under kitchen sink. Moisture damage under bathroom sink. | | |
| 19. INACCESSIBLE AREAS (IA) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <i>(If YES, check mark and explain)</i> | | |
| <input type="checkbox"/> Attic – All <input type="checkbox"/> Attic – Joists <input checked="" type="checkbox"/> Attic – Partial <input checked="" type="checkbox"/> Plumbing Traps <input type="checkbox"/> Other _____ Comments: | <input checked="" type="checkbox"/> Floors <input checked="" type="checkbox"/> Wall Interiors <input checked="" type="checkbox"/> Enclosed Stairwell <input type="checkbox"/> Dropped Ceilings | <input type="checkbox"/> Sub/Crawl Space Area -- Clearance <input type="checkbox"/> Sub Area/Crawl Space No Access <input type="checkbox"/> Areas Obstructed By Furniture Or Stored Articles |
| No access to areas obstructed by plumbing, ductwork, insulation, wall coverings, floor coverings, cabinets, mirrors, and major appliances. | | |
| 20. EVIDENCE OF PREVIOUS TREATMENT | | |
| <input 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 None | | |

PROPERTY NAME/ADDRESS

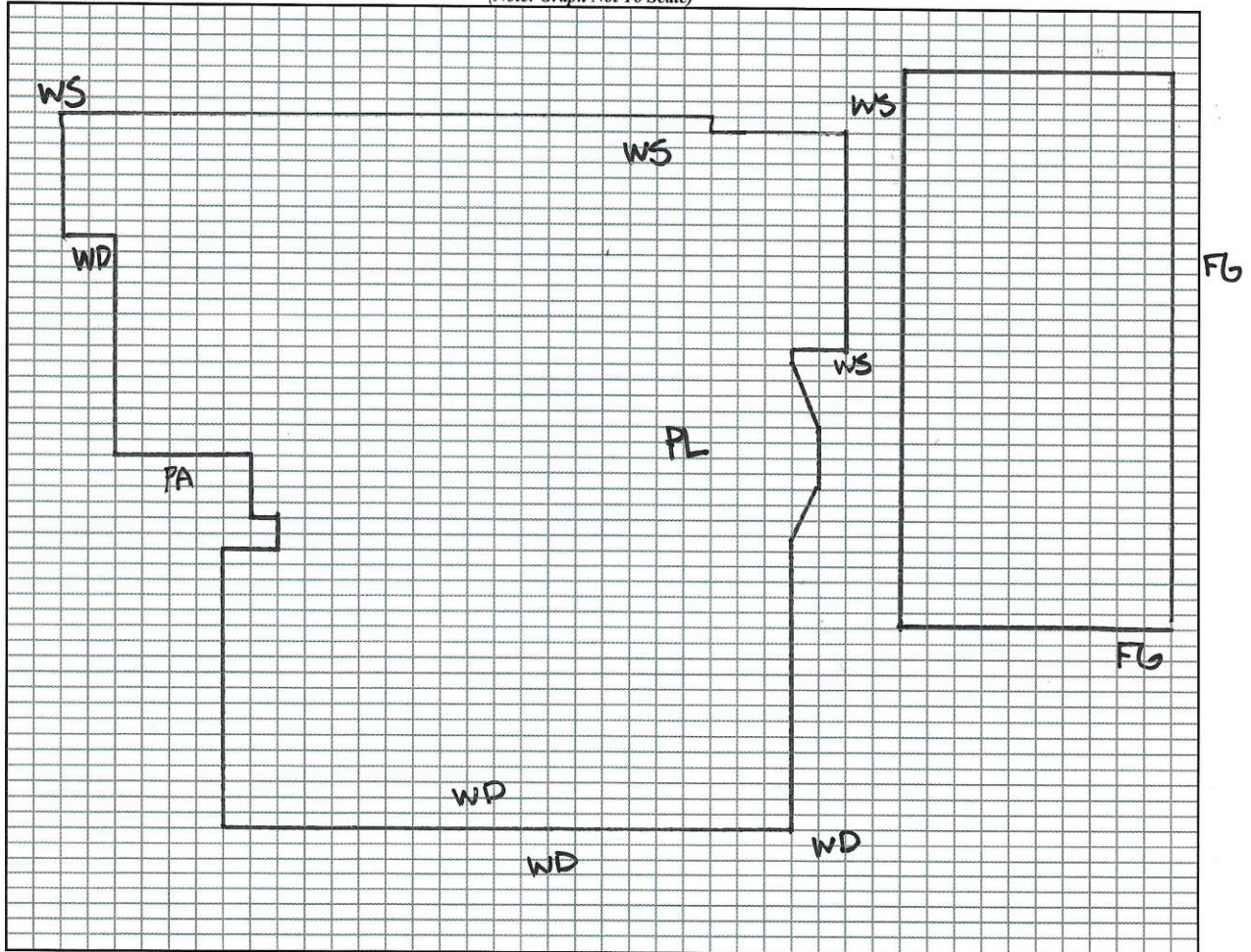
3375 N Meadowlark Dr Prescott Valley, 86314

DATE OF INSPECTION

4/2/2025

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)



928-443-1566

Services List

General Pest Control

Termite Treatments

Rodents (Mice/Rats)

Pest/Rodent Proofing

Gopher Control

Bird/Bat Exclusion/Deterrent

Snake Deterrent

Debris Removal

Presale Pest/Termite Inspection

Refinance Pest/Termite Inspection

Commercial/Residential