



P.O. Box 9338, Chandler Heights, AZ 85127
Phone: 480-654-5888 Fax: 480-279-6143
<http://www.magicpest.com>
magicpestcontrol@cox.net
License# 5158

Cover Page

Date : 02/27/2023

Customer Number: 42937

Work Order Number: 130391

827 N 61st Avenue
Phoenix, AZ 85043



Inspector Brandon Gauna

Inspection Date

02/27/2023

Thank you for choosing Magic Pest Control to inspect your property. We are rated A+ with the BBB and we have been eliminating termites and other pests in the valley since 1993. Magic Pest Control is locally owned and operated with professional technicians that are cross certified in general pest, termite, and weed control,

Included in this letter you will find the following:

Arizona Official State Termite Inspection Report (WDIIR)

If you have any questions, please let us know. We look forward to serving you.

Thank You,

Brandon Gauna / Lic #: 160628

BUSINESS LICENSE # 5158

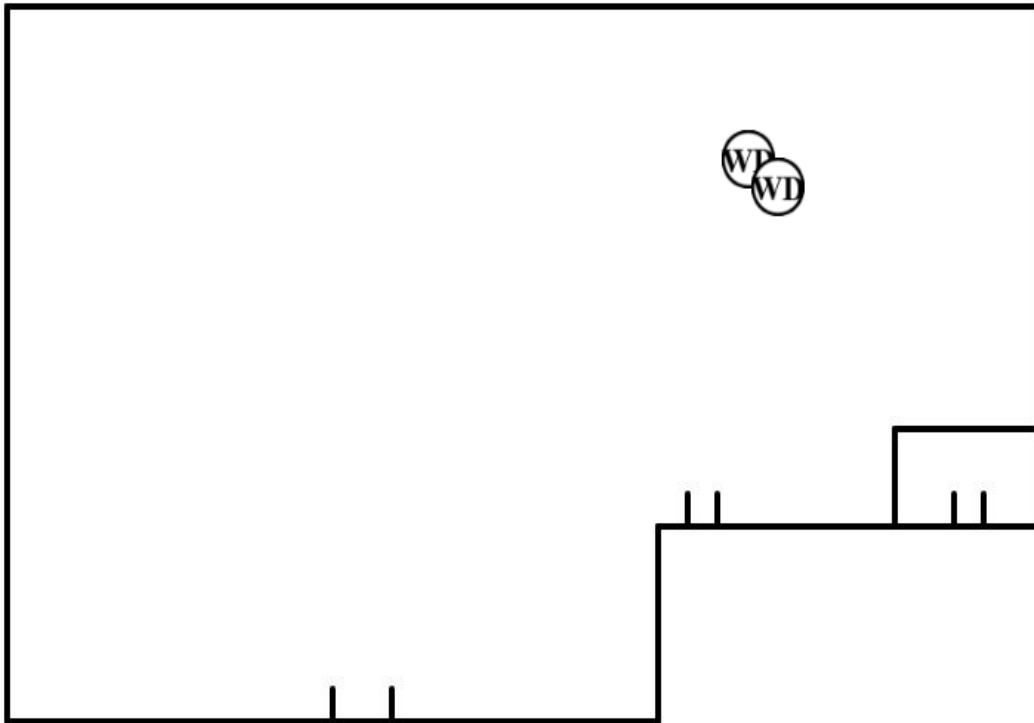
Arizona Department of Agriculture Pest Management Division WOOD DESTROYING INSECT INSPECTION REPORT agriculture.az.gov		1A. VA/HUD/FHA CASE #	DATE OF INSPECTION 02/27/2023
		1B. <input checked="" type="checkbox"/> ORIGINAL REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT	1D. WDIIR # 130391
		1C. <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. (<i>Proper control measures are those which are allowed by PMD Statute/Rule, or the label for the chemical used</i>). 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 Magic Pest Control		5A. NAME OF PROPERTY OWNER/SELLER Joseph Markowicz	
3B. ADDRESS OF INSPECTION COMPANY (Street, City, ZIP) P.O. Box 9338, Chandler Heights, AZ, 85127		5B. PROPERTY ADDRESS (Street, City, ZIP) 827 N 61st Avenue, Phoenix, AZ, 85043	
3C. TELEPHONE NUMBER (Include Area Code) 480-654-5888	4. BUSINESS LICENSE # 5158	6A. INSPECTED STRUCTURES House	
6B. LIST ALL UN-INSPECTED STRUCTURES			
7. THIS INSPECTION DOES NOT INCLUDE THE FOLLOWING LISTED AREAS WHICH ARE OBSTRUCTED OR INACCESSIBLE. (See also Item 19, page 2.) Under & behind all flooring, wall & window coverings, inside walls, and behind bath & kitchen back splashes. Also see page 2.			
8. BASED ON THE INSPECTOR'S VISUAL INSPECTION OF THE READILY ACCESSIBLE AREAS OF THE PROPERTY (See Section (11) before completing): <input type="checkbox"/> A. Visible evidence of wood-destroying insects was observed. Describe evidence observed: _____ Type of Wood-Destroying Insects observed: _____ <input checked="" type="checkbox"/> B. No visible evidence of infestation from wood-destroying insects was observed. <input type="checkbox"/> C. Visible evidence of infestation as noted in 8A. Proper control measures were performed on (date): _____ <input type="checkbox"/> D. Visible damage due to _____ was observed in the following areas: _____ _____ <input type="checkbox"/> E. Visible evidence of previous treatment was observed. List evidence. (See also Item 20, page 2.): _____			
9. DAMAGE OBSERVED, IF ANY <input type="checkbox"/> A. Will be or has been corrected by this company. <input checked="" type="checkbox"/> B. Will not be corrected by this company. <input type="checkbox"/> 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.) no evidence of termites or termite activity at time of inspection (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 Brandon Gauna		12B. INSPECTOR'S LICENSE NUMBER 160628	12C. DATE 02/27/2023
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 Joseph Markowicz / 827 N 61st Avenue, Phoenix, AZ, 85043	DATE OF INSPECTION 02/27/2023
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. <u>WOOD TO EARTH CONTACT (EC)</u> <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;"> <div style="width: 30%;"> <input type="checkbox"/> Fence Abutting Structure <input type="checkbox"/> Concrete Form Boards <input type="checkbox"/> Porch Post </div> <div style="width: 30%;"> <input type="checkbox"/> Pier Posts <input type="checkbox"/> Porch Stairs <input type="checkbox"/> Trellis </div> <div style="width: 30%;"> <input type="checkbox"/> Plants/Trees Contacting Structure <input type="checkbox"/> Other _____ </div> </div> Comments:	
16. <u>EXCESSIVE CELLULOSE DEBRIS (CD)</u> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <i>(If YES, check mark and explain conditions conducive)</i> Comments:	
17. <u>FAULTY GRADES (FG)</u> <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;"> <div style="width: 45%;"> <input type="checkbox"/> Evidence of surface water draining toward house <input type="checkbox"/> Floor level or planters at or below grade <input type="checkbox"/> Wood siding below grade </div> <div style="width: 45%;"> <input 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> Comments:	
18. <u>EXCESSIVE MOISTURE (EM)</u> <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;"> <div style="width: 30%;"> <input type="checkbox"/> Standing Water <input type="checkbox"/> Sprinklers Hitting Structure <input type="checkbox"/> Crawl Space/Water Leaking </div> <div style="width: 30%;"> <input checked="" type="checkbox"/> Water Damage <input type="checkbox"/> Water Stain <input type="checkbox"/> Improper Condensate Drainage </div> <div style="width: 30%;"> <input type="checkbox"/> Bath/Shower/Toilet Leaking <input type="checkbox"/> Plumbing Leaks <input type="checkbox"/> Attic/Roof Leak </div> <div style="width: 30%;"> <input type="checkbox"/> Inadequate Ventilation <input type="checkbox"/> Other _____ </div> </div> Comments:	
19. <u>INACCESSIBLE AREAS (IA)</u> <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;"> <div style="width: 30%;"> <input type="checkbox"/> Attic – All <input checked="" type="checkbox"/> Attic – Joists <input checked="" type="checkbox"/> Attic – Partial <input checked="" type="checkbox"/> Plumbing Traps <input type="checkbox"/> Other _____ </div> <div style="width: 30%;"> <input checked="" type="checkbox"/> Floors <input checked="" type="checkbox"/> Wall Interiors <input type="checkbox"/> Enclosed Stairwell <input type="checkbox"/> Dropped Ceilings </div> <div style="width: 30%;"> <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> Comments: AREAS OBSTRUCTED - Under and Behind Cabinets and Appliances; OTHER - Under & behind fixed cabinets and appliances.;	
20. <u>EVIDENCE OF PREVIOUS TREATMENT</u> <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	

PROPERTY NAME/ADDRESS Joseph Markowicz / 827 N 61st Avenue, Phoenix, AZ, 85043	DATE OF INSPECTION 02/27/2023
--	---

GRAPH OF STRUCTURE(S)

(Note: Graph Not To Scale)



This structure has IA, please see comments on page 2 box 19 of AZ WDIIR Form

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 (*)	X		OB Obstructions	X		WD Water Damage	
	DR Drywood Termites			FG Faulty Grade	X		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	X		EM Excessive Moisture	
	CA Carpenter Ants			PA Plantings Abutting Structure			SP Sprinkler Hitting Structure			FI Further Inspection Needed	
(*) Other Wood Destroying Insects											

Explanation of codes from the WDIIR

(SU) Subterranean termites, (DR) Drywood termites, (DA) Damp Wood termites, (BE) Wood destroying beetle, (CA) Carpenter Ants, and (OW) Wood destroying insects; these are marked if evidence is found during the inspection. Evidence is: termites and/or other wood destroying insects, tubes, stains from tubes, and damage from insects. As per the OPM (Office of Pest Management) "8A will need to be marked even if the observed evidence is deemed from past activity."

(FG) Faulty Grades exist if the exterior grade is at or above the interior slab or wood floor level. examples include: slopes where water drains or stands next to the foundation, basement, sunken floors/sunken rooms, wood or stucco at or below the grade, high rock/dirt levels, wood siding and raised planters against a house. A lot of these calls tend to be related to common building features of the home.

(EC) Earth to wood contact involves wood that is part of the structure or is attached/secured to the structure and is in contact with the ground. examples include: wood fences, form boards, trellis/lattice, support posts, and trees, shrubs, plants planters, and weeds.

(PA) Plantings abutting the home; trees, plants, shrubs, cactus, weeds, vines, ect. that are touching the structure. Frequently these are common landscaping items around a home that brush up next to or go up the side of a home. A common call on most termite reports.

(OB) Obstructions, this call is used when items are in the way of the inspection. Examples are; clothes in closets, furniture, storage boxes in garages, stored items in attic or crawl space. This is a common call for occupied homes. Occupants have clothes, personal items, furnishings, cars, etc. in home.

(IA) Inaccessible Areas, this call does not necessarily mean the home was inaccessible. This code is used on all homes due to various inaccessible areas in the home. To see those areas, see page 2, number 19 of the WDIIR (Termite Report). The most common examples are; not being able to see through, around and or under the insulation in the attic, see the interior of walls, see around plumbing/plumbing traps, piles of debris (pavers or bricks) up against a home, inspect under floor coverings, inspect the interior of inclosed stairways, inspect in crawl spaces with obstructions, low clearance, or no access. Home with the interior inaccessible will still be inspected on the exterior. the interior of the graph will show (IA/FI) See page 1, number 10, as to why the interior was inaccessible. Common reasons are; no key in lock box, wrong CBS code, no one home to open home, dog loose on interior. When access to home is available, please contact our office. We will be happy to schedule a supplemental inspection.

(EM) Excessive Moisture includes these calls (PL) plumbing leaks, (SD) sprinkler hitting the structure, (WD) water damage and /or dry rot, (WS) water stains, and (RL) roof leaks. Excessive moisture exists if there is moisture or evidence of moisture around the home. As per the OPM (Office of Pest Management), "this would include moisture sources, which are currently not moist." Examples would include, but not limited to: common water stain and/or dry rot on structure. common locations are patio covers, roof eaves, under sinks, around water heater, water softeners, ceilings, water stains on floor of home/garage/sheds, ect.

(FI) Further Inspection used when a further inspection is needed or recommended. Here are some of the most common reasons; No access to the interior of the home. Locked room/closet/garage/sheds. The garage is inaccessible or partially inaccessible due to stored items, dog(s) present in all and /or part of the home

A Note About A Termite Treatment Proposal, If Applicable

Prior to treatment, we will do a full inspection to make sure nothing has changed since the last inspection. we will treat the active areas with Termidor and/or a private brand of Premise (these materials are considered by our industry as top of the line). When treating the active areas, we will foam, trench and treat, and/or drill those areas. Depending on the surfaces, the best method will be determined by the state certified technician at the time of service. We will then do a complete perimeter inspection. We will trench and treat the exterior of the property. This part of the treatment does two things; it reestablishes a termite barrier in the areas of the home that are historically the most vulnerable to termite infestations, and it also, allows us to put the whole house under a full home warranty. This warranty is one year long, and is renewable annually. See proposal for details.



Magic Pest Control
P.O. Box 9338, Chandler Heights, AZ 85127
Phone: 480-654-5888 Fax: 480-279-6143
<http://www.magicpest.com>
magicpestcontrol@cox.net
License# 5158

Picture Page

Customer Number: 42937

827 N 61st Avenue, Phoenix, AZ 85043



Wd



Issued To: Joseph Markowicz Date: Feb 27, 2023
Address: 827 N 61st Avenue, Phoenix, AZ 85043
Phone Number: 6024784647 Home Email: jpino@pinorealestate.com

1 YEAR TERMITE WARRANTY COVERAGE

For a period of one year, from the date listed above, Magic Pest Control warrants the above listed property in an event of infestation by subterranean termites. Magic Pest Control will provide the necessary service and spot-treatment for the control of subterranean termites during the period of this warranty.

This warranty covers only subterranean termite infestations. No other wood-destroying termite or insect infestations will be covered. This warranty is for necessary treatment only. Any damage, whether past, present, or future is not covered under this warranty.

The term of this agreement is for the period of 1 year but may be renewed by the customer for \$ 125 every year thereafter. This warranty is transferrable one-time with the sale of the property at no additional charge. Magic Pest Control reserves the right to cancel this warranty at any time.

Warranty is valid for a period of 1 year, Feb 27, 2023 - Feb 27, 2024

ONE-TIME OFFER

\$49 One Time Pest Control Service (\$130 Value)

Full interior and exterior pest control service for treatment of all common pests including spiders, crickets, ants, earwigs, scorpions, etc. Offer limited within 60 days of the date listed above.

(480)654-5888

office@magicpest.com

www.magicpest.com