

THIS REPORT IS MADE IN ACCORDANCE WITH AND SUBJECT TO THE CONDITIONS ON THE REVERSE SIDE OF THIS PAGE

This is not a structural damage report. Neither is this a warranty as to the total absence of wood-destroying insects.

OFFICIAL NORTH CAROLINA WOOD-DESTROYING INSECT INFORMATION REPORT

This is to report that a qualified inspector employed by the below-named firm has carefully inspected readily accessible areas of the property located at the address below for wood-destroying insects. This report specifically excludes hidden areas and areas not readily accessible (see section 2 below) and the undersigned pest control operator has not made any inspection of such hidden areas or of such areas not readily accessible. **This is not a warranty as to the total absence of wood-destroying insects or damage from same.** The inspection described herein was made on the basis of visible evidence. **This report is submitted without warranty, guarantee, or representation as to concealed evidence of infestation or damage or as to any future infestation.**

1. Seller's Name(s): Buyer's Name(s): The McLemore Group Address of Property: 917 Stoneymead Dr, Kings Mountain, NC 28086 Structure(s) Inspected: A. Main Residence <u>XXX</u> Other:	
FINDINGS	
2. Areas of the property, which are deemed to be obstructed or inaccessible: <u>SEE REVERSE</u> Note: Certain areas of all structures are obstructed or inaccessible (see numbers 2 & 3 on reverse side for conditions governing this report.) If there is evidence of a previous or an active infestation of subterranean termites and/or other wood-destroying insects in the wooden members , it must be assumed that there is some damage to the wooden members caused by this infestation, no matter how slight. If this is the case, the structural integrity of this property should be evaluated by a qualified building expert. (For the purpose of completing the report "infestation" means evidence of past or present activity by a wood-destroying insect visible in, on, or under a structure, or in or on debris under the structure.)	
3. Inspection revealed visible evidence of:	Location of visible evidence of infestation:
<input type="checkbox"/> A. Subterranean termites: <input type="checkbox"/> 1. Control measures were performed. <input type="checkbox"/> 2. No control measures were performed. <input type="checkbox"/> 3. Visible evidence of a previous infestation, which now appears to be inactive.	
<input type="checkbox"/> B. Powder post Beetles: <input type="checkbox"/> 1. Control measures were performed. <input type="checkbox"/> 2. No control measures were performed. <input type="checkbox"/> 3. An infestation which now appears to be inactive.	
<input type="checkbox"/> C. Old House Borers: <input type="checkbox"/> 1. Control measures were performed. <input type="checkbox"/> 2. No control measures were performed. <input type="checkbox"/> 3. An infestation which now appears to be inactive.	
<input checked="" type="checkbox"/> D. Others: <input type="checkbox"/> 1. Control measures were performed. <input type="checkbox"/> 2. No control measures were performed. <input checked="" type="checkbox"/> 3. An infestation which now appears to be inactive.	Carpenter bee holes were noted in the rear decking of the home. No live bugs/activity visible at time of inspection.
<input type="checkbox"/> 4. No visible evidence of infestation from wood-destroying insects was observed.	
5. The following conditions conducive to subterranean termites were noted in this property: <u>SEE REVERSE</u>	

FIRM: Queen City Pest Control PCO License No. 1884PW Date: 8/8/2024

ADDRESS PO Box 415, Wingate, NC 28174

Telephone: 704-219-4206 704-995-2418

- Signature of Authorized Company Rep: Jeffery Klumpp Title: INSPECTOR
- Purchaser's signature is required on reverse side. **OVER**

PROPERTY ADDRESS INSPECTED: 917 Stoneymead Dr, Kings Mountain, NC 28086

CONDITIONS GOVERNING THIS REPORT

1. This report is based on observations and opinions of the inspector. It must be noted that all buildings have some structural wood members which are not visible or accessible for inspection. It is not always possible to determine the presence of infestations without extensive probing and in some cases actual dismantling of parts of the structure being inspected. Extensive probing and dismantling have not been performed.
2. This inspection and report are made on the basis of what was visible at the time of inspection. An opinion is not given on areas that were enclosed or not readily accessible: finished areas of ground level rooms (basement and split level); areas concealed by wall coverings, floor coverings, furniture, equipment, stored articles, or any portion of the structure in which inspection would necessitate tearing out or marring finished work. Furniture, appliances, equipment, insulation, fixed ceilings, etc. were not moved for inspection purposes.
3. Inspection did not include any area to which visible access would require the use of ladders or drills. Such areas are not considered to be readily accessible.
4. Detached garages, sheds, lean-tos, other buildings or fences on the property are not included in this inspection report unless specifically noted.
5. 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.

REMARKS

Areas of property which are deemed to be obstructed or inaccessible: (REF.#2/PG. 1)

- ☒ Utility/Garage storage room due to storage/obstructions.
- ☐ Garage walls due to excessive personal property storage.
- ☒ Subfloor and/or portions of framing due to insulation.
- ☐ Under plastic vapor barrier on crawl space soil and walls.
- ☒ Portions of interior due to furnishings, appliances, belongings & behind kitchen & bathroom cabinets.
- ☒ Attic areas not accessible by stairs.
- ☒ Other: framing is not visible due to finishings. Unable to view under concrete slabs. Excessive stored items throughout home and inside the crawl space at the right side. Siding to ground contact at front side of home.

Note: Checking of areas obstructed by storage, etc. is advised after obstructions have been removed and before closing.

The following conditions conducive to subterranean termites were noted on this property: (REF.#5/PG.1)

- ☒ Wood/cellulose debris on or in close proximity to crawl space soil.
 - ☒ Wood deck and/or fence in contact with ground and house.
 - ☒ Siding/wall structure contacts or is in close proximity to soil at: front side of home
 - ☐ Excessive overall wood moisture in the substructure of the floor system with moisture levels of % in the crawl space.
 - ☒ At or above sill level: (X)Dirt-filled porch ()Dirt-filled planter (X)Outside grade level
 - ☐ Other:
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- ☒ Drill holes in piers, pilasters, concrete slabs, or termite bait stations indicate a previous subterranean termite treatment.
 - ☒ Other:.. Bait stations noted around the home.

QUEEN CITY PEST CONTROL REPORTS ONLY ON THOSE CONDITIONS THAT RELATE TO WOOD-DESTROYING INSECTS. ANYONE USING THIS REPORT ACCEPTS IT ON THAT BASIS.

Note: This property was not inspected for the presences or absence of health related molds or fungi. The inspection was conducted solely for visible evidence of wood destroying insects. We are not qualified to and do not render an opinion concerning mold, related air quality, or any other health issues relating to this structure. Questions concerning the presence or absence of health related molds or fungi or other health related issues, which may be associated with this property, should be addressed by a properly trained industrial hygienist, physician, or public health official.

IT IS THE RESPONSIBILITY OF THE CLOSING AGENT TO OBTAIN PROPER SIGNATURES.

Purchaser's Signature(s) _____ Date Acknowledged _____