

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone

Elite Pest Management
4834 Mary Ball Rd
Lancaster, VA 22503
804-436-4102

Company's Business Lic. No.

12114

Date of Inspection

09/02/2025

Address of Property Inspected

535 Courtney Ln
Callao, VA 22435

Inspector's Name, Signature & Certification, Registration, or Lic. #

Emerson W Norris  #92611-C

Structure(s) Inspected

House

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

- ☒ **A. No visible** evidence of wood destroying insects was observed.
- ☐ **B. Visible** evidence of wood destroying insects was observed as follows:

☐ 1. Live insects (description and location): _____

☐ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____

☐ 3. **Visible** damage from wood destroying insects was noted as follows (description and location): _____

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Yes ☐ No ☒ It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

☒ No treatment recommended: (Explain if Box B in Section II is checked) _____

☐ Recommend treatment for the control of: _____

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- ☒ Basement 1, 4, 5, 24
- ☒ Crawlspace 5, 11, 13, 24
- ☒ Main Level 1, 3, 4, 6, 7, 8, 9
- ☐ Attic _____
- ☐ Garage _____
- ☐ Exterior _____
- ☐ Porch _____
- ☐ Addition _____
- ☐ Other _____

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|--|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing, and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments _____

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms. This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90-day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites — but no activity — are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites — but no activity — if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

**WOOD DESTROYING ORGANISM ATTACHMENT
TO THE WOOD DESTROYING INSECT INFESTATION REPORT (FORM NPMA-33)**
This is not a structural damage report. This form may be altered. Form NPMA-33 must accompany this report and this report must be listed in Section V of the Form NPMA-33.

Section I. General Information

Inspection Address: 535 Courtney Ln Callao, VA 22435

Inspection Company: Elite Pest Management

Inspector: Emerson Norris

Co. Address & Phone: 4834 Mary Ball Rd Lancaster, VA 22503

SECTION II. INSPECTION FINDINGS

804-436-4102

This report is indicative of the condition of the subject structure(s) on the date of the inspection only and is NOT to be construed as an express or implied warranty or guarantee against latent, concealed, or future defects. Any such warranty or service agreement to provide future treatment or inspections may be provided as a separate attachment and only if indicated in Section V of Form NPMA-33. Information on the back of Form NPMA-33, *Important Consumer Information Regarding the Scope and Limitations to the Inspection* is incorporated by reference.

Based on a careful visual inspection of the readily accessible areas of the crawlspace or basement of the structure(s) inspected:

☒ A. NO VISIBLE EVIDENCE OF WOOD DESTROYING FUNGI WAS OBSERVED

☐ B. VISIBLE EVIDENCE OF WOOD DESTROYING FUNGI WAS OBSERVED AS FOLLOWS:

☐ Fungi observed (description and location): _____

Any fungi observed appears:

☐ Active ☐ Inactive


☐ Treatment Recommended

☐ Damage from wood destroying fungi was noted in the following area(s): _____

Regarding visible evidence of wood destroying fungi: The inspector may find wood which has been damaged by fungi. Any damage noted should be considered only as evidence of current or previous activity of wood destroying fungi. If box B is checked above, IT SHOULD BE UNDERSTOOD THAT SOME DEGREE OF DAMAGE, INCLUDING HIDDEN DAMAGE, MAY BE PRESENT. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair. UPON RECEIPT OF THIS REPORT, THE SELLER OR THE SELLER'S AGENT SHALL NOTIFY THE BUYER THAT ANY DAMAGE SHOULD BE EXAMINED BY A QUALIFIED INDIVIDUAL TO DETERMINE ANY NEED FOR REPAIR.

☐ There is evidence of the presence of excessive moisture conditions in untreated wood as follows: _____

Signature of inspector, Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in the 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.


Signature of Inspector

92611-C
Certification or Registration No. (if applicable)

9-2-2025
Date of Inspection

STATEMENT OF BUYER AND SELLER-THIS REPORT MUST BE SIGNED BY THE BUYER AND SELLER AS APPLICABLE

This report is integral to, and a necessary part of the inspecting company's full disclosure as to the scope and inherent limitations of the inspection and report of findings. It is most important that the interested parties acknowledge this advice. The seller hereto agrees that all known property history information regarding wood destroying fungi, damage from fungi, and treatment history has been disclosed to the buyer. A legible copy of this page must be returned to the inspecting company by the person ordering this inspection.

SIGNATURE OF SELLER(S) ☐ or OWNER ☐ (if refinancing)

DATE

The undersigned hereby acknowledges receipt of a copy of this report

SIGNATURE OF BUYER(S)

DATE

2004 National Pest Management Association (NPMA). This form has been developed by NPMA as a service to inspection firms. By so doing, NPMA does not certify that the inspection firm is a member in good standing of NPMA or that it is qualified to perform the inspection. NPMA is not guaranteeing the inspection firm's work. NPMA shall not be a party to any claim or action by the buyer or seller against the inspection firm solely by reason of making this report form available for use.

NPMA3382604

12ELITE PEST MANAGEMENT, Inc.

INSURED

EMERSON NORRIS – President

4834 MARY BALL ROAD

LANCASTER, VA 22503

804-436-4102

Email: elitepestmgmt@aol.com

Accounting Department

Jason Patton

Re.: WDI/WDO Report

535 Courtney Ln

Callao, VA 22435

804-761-6751

PAYMENT REQUEST# 1

PERIOD: 9-2-2025

STATEMENT OF CONTRACT AMOUNT	\$125.00
1. Original Contract Amount	\$125.00
2. Approved Change Order#'s (Per Attached Breakdown)	-0-
3. Adjusted Contract Amount	\$125.00
4. Value of Work Completed to Date (Per Attached Breakdown)	\$125.00
5. Value of Approved Change Order to Date (Per Attached Breakdown)	-0-
6. Materials Stored on Site (Per Attached Breakdown)	-0-
7. LESS AMOUNT <input type="checkbox"/> 10% <input type="checkbox"/> 5% <input checked="" type="checkbox"/> 0% RETAINAGE	-0-
8. TOTAL (Less Retainage)	\$125.00
9. Total Previously Certified (Deduct)	-0-
10. Amount Due this Request	\$125.00

CHECK NO.	DATE	DETAIL	DEBIT	CREDIT	BALANCE
		WDI/WDO Report			