

OFFICIAL NORTH CAROLINA WOOD-DESTROYING INSECT INFORMATION REPORT

This is to report that a qualified inspector 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.

(MAIN BUILDING)

1. Seller's Name(s) _____	
Buyer's Name(s) <u>EMILY YOPP</u>	
Address of Property <u>208 MONROE ST. CARTHAGE, NC 28327</u>	
Structure(s) Inspected: A. Main Residence Only ☒ B. Other _____	
FINDINGS	
2. Areas of the property which are deemed to be obstructed or inaccessible: _____	
<u>Attic area; due to inspectors safety. Entire down stairs area back right on concrete slab; due to storage.</u>	
Note: Certain areas of all structures are obstructed or inaccessible (see number 2 & 3 on the next page 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:
☒ A. Subterranean termites ☐ 1. Control measures were performed. ☒ 2. No control measures were performed ☐ 3. Visible evidence of a previously treated infestation, which now appears to be inactive.	Within open porch area, left side beam, joists and sub-sill. Scattered wood debris throughout open porch area.
☒ B. Powder post Beetles ☐ 1. Control measures were performed. ☒ 2. No control measures were performed ☐ 3. An infestation that now appears to be inactive.	Throughout entire open front porch area and entire crawlspace floor joists, beams and wood debris.
☐ C. Old House Borers ☐ 1. Control measures were performed. ☐ 2. No control measures were performed ☐ 3. An infestation that now appears to be inactive.	
☐ D. Others _____ ☐ 1. Control measures were performed. ☐ 2. No control measures were performed ☐ 3. An infestation that now appears to be inactive.	
☐ 4. No visible evidence of infestation from wood-destroying insects was obtained.	
5. The following conditions conducive to subterranean termites were noted in this property: _____	
<u>Scattered wood debris throughout open front porch area and crawlspace. Direct wood to soil contact.</u>	

Firm: Canady's Services, Inc.
Address: PO Box 1440 Vass, NC 28394

PCO Lic No 1466PW Date 1/5/2024
Telephone: 910-245-2100

Signature of Authorized Company Rep: CHISEN GOODROW
Purchaser's Signature is required on next page.

Title: Manager

Digitally signed by CHISEN GOODROW
DN: cn=Canady's Termites and Pest Control,
c=CHISEN GOODROW,
ou=CHISEN GOODROW,
email=CHISEN.GOODROW@GMAIL.COM,
reason=I am the author of this document
Location: 28394
Date: 2024.01.05 09:35:43-0500
Email: CHISEN.GOODROW@GMAIL.COM

CONDITIONS GOVERNING THIS REPORT

1. This report is based on the 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 the 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 were not considered to be readily accessible.
4. Detached garages, sheds, lean-tos, other buildings or fences on the property are not included in this 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

This space should be used to clarify any statement made above.

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

Purchaser's Signature(s) _____ Date Acknowledged _____

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(DETACHED SHED)

1. Seller's Name(s) _____	
Buyer's Name(s) <u>EMILY YOPP</u>	
Address of Property <u>208 MONROE ST. CARTHAGE, NC 28327</u>	
Structure(s) Inspected: A. Main Residence Only _____ B. Other <u>DETACHED SHED / STORAGE</u>	
FINDINGS	
2. Areas of the property which are deemed to be obstructed or inaccessible: _____	
<u>Entire interior; due to storage</u>	
Note: Certain areas of all structures are obstructed or inaccessible (see number 2 & 3 on the next page for conditions governing this report).	
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3. Inspection revealed visible evidence of:	Location of visible evidence of infestation:
☐ A. Subterranean termites ☐ 1. Control measures were performed. ☐ 2. No control measures were performed ☐ 3. Visible evidence of a previously treated infestation, which now appears to be inactive.	
☐ B. Powder post Beetles ☐ 1. Control measures were performed. ☐ 2. No control measures were performed ☐ 3. An infestation that now appears to be inactive.	
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☐ D. Others _____ ☐ 1. Control measures were performed. ☐ 2. No control measures were performed ☐ 3. An infestation that now appears to be inactive.	
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5. The following conditions conducive to subterranean termites were noted in this property: _____	

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PCO Lic No 1466PW Date 1/5/2024
Telephone: 910-245-2100

Signature of Authorized Company Rep: CHISEN GOODROW
Purchaser's Signature is required on next page.

Digitally signed by CHISEN GOODROW
DN: cn=Canady's Termites and Pest Control,
c=US, email=CHISEN.GOODROW@CANADYSPEST.COM,
ou=CHISEN.GOODROW
I am the author of this document
Created: 2024.01.05 09:26:13-0500
User: CHISEN.GOODROW
User: CHISEN.GOODROW

Title: Manager

CONDITIONS GOVERNING THIS REPORT

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Purchaser's Signature(s) _____ Date Acknowledged _____

Prepared for _____ City Carthage
Property Address 208 Monroe St. City NC 28327
Inspected by Chrisen Coadrow Date 1-5-2024

Key Symbols: Probable hidden damage exists at places marked - AA
Visible damage will be left at places marked - NN

Termite Activity - XXX
Damaged Vents - ◇

This is part of Canady's Contract dated _____

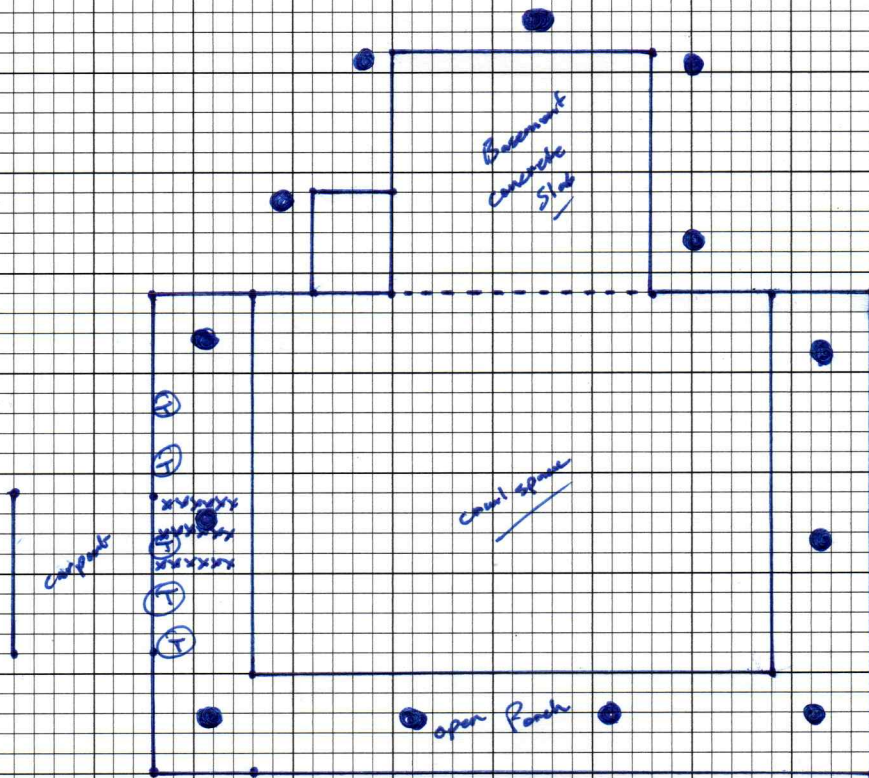
Acknowledged - Purchaser

(2x1) scale

* Note: Basement concrete slab area inaccessible for inspection
Due to Storage.

- Termite Evidence on scattered wood debris throughout
open porch area.

- Powder Post Beetles throughout entire crawlspace and
open porch areas.



* ● : Termite Stations

* ⊕ : Liquid Termite Treatment.

CRAWLSPACE CARE AGREEMENT



- ☐ PO Box 440 Lumber Bridge, NC 28357 910-843-3118
☒ PO Box 1440 Vass, NC 28394 910-245-2100
☐ 7290 Beach Drive SW Ocean Isle Beach, NC 28469 910-393-0297
☐ 4458 US Highway 70 West Princeton, NC 27569 919-432-5941
☐ 1096 Classic Road Apex, NC 27539 919-446-4736

PURCHASER _____ HOME PHONE _____ DATE 1-5-2024
 SERVICE ADDRESS 208 MONROE ST. BILLING ADDRESS _____
 CITY, STATE CARTHAGE, NC ZIP 28327 CITY, STATE _____ ZIP _____

GUARANTY AND EXCLUSIONS

Canady's Termite & Pest Control proposes to furnish all materials, tools, equipment, and labor in conjunction with performance of this contract unless otherwise specified. The work is warranted for one(1) year against defects in workmanship and material only. Damage by a third-party or the purchaser is excluded. No representation is made or intended as to any guarantee against existing or future damage caused by wood-destroying organisms(Rot, Fungi, Decay, Mold, etc) or insects. Fungal remediation has no extended warranty or guarantee. Fungal growth is an environmental situation which cannot be controlled by Canady's. The crawlspace/interior environment must be maintained by the homeowner to prevent future fungal growth. This agreement does not include repair of any hidden or unseen damages discovered during or after completion of work. Crawlspace water remediation may be a process of elimination and may not be fully resolved by the agreed upon corrective measures.

RECOMMENDATIONS

- ☐ **HUMIDITY-CONTROLLED CRAWLSPACE:** Includes 6MIL vapor barrier, Sealed foundation vents, & Dehumidifier
☐ **SEALED CRAWLSPACE:** Includes 10MIL vapor barrier, Sealed foundation vents, Sump pump, & Dehumidifier
☐ **CRAWLSPACE ENCAPSULATION:** Includes 10MIL vapor barrier, Insulated foundation wall, band, & vents, Sump pump, & Dehumidifier
 \$ _____

- ☒ VAPOR / MOISTURE BARRIER \$ 1,287.00 ☐ DEHUMIDIFIER \$ _____ ☐ SUMP PUMP \$ _____
☐ FUNGAL REMEDIATION (**SEE BELOW) \$ _____ ☐ NEW ELECTRICAL \$ _____
☒ INSULATION 1,980 SF ☐ ATTIC ☒ CRAWLSPACE ☒ 16" OC ☐ 24" OC R-VALUE 19 \$ 3,564.00
☐ GUTTER INSTALLATION TOTAL LINEAR FEET _____ COLOR _____ \$ _____
☐ DRAINAGE SYSTEM INSTALLATION TOTAL LINEAR FEET _____ \$ _____
☒ OTHER Remove and dispose insulation / debris from within all crawlspace areas. \$ 1,584.00
☒ OTHER Remove and dispose of all debris within entire open porch area. \$ 1,200.00
☒ OTHER Broadcast Tim-bor treatment to eliminate Powder Post Beetles. \$ 2,422.00
☐ OTHER _____ \$ _____

**** FUNGAL REMEDIATION PROCEDURES:** 1-Apply EPA approved antimicrobial mold remediation product on all visible wooden members in crawlspace 2-Allow product to properly penetrate wooden members 3-Scrape/scrub/wipe mold from wooden members 4-Repeat process as necessary to remove mold growth

ADDITIONAL SPECS: Remove and dispose of all insulation / debris from within all crawlspace areas. Remove and dispose of all debris within all open porch areas. Broadcast Tim-bor treatment to entire floor system within all crawlspace and open porch areas to eliminate Powder Post Beetles. Install new R-19 insulation to the floor system within crawlspace only. Install 6mil vapor barrier within crawlspace.

EXTENDED COVERAGE OPTIONS

- ☐ **SEALED / ENCAPSULATED CRAWLSPACES:** A repair/replacement extended coverage plan is available for all sealed crawlspaces and crawlspace encapsulation services. This warranty covers damage to the crawlspace liner, sealed joints, and attachment to foundation wall through normal wear & tear. Damage caused by a third-party or purchaser is excluded.
☐ **DEHUMIDIFIERS:** A repair/replacement extended coverage plan is available for all dehumidifiers. Canady's will provide an inspection, filter cleaning, operational check, and extended replacement coverage.
☐ **SUMP PUMPS:** A repair/replacement extended coverage plan is available for all sump pumps. Canady's will provide an inspection, operational check, and extended replacement coverage.

TOTAL INITIAL PRICE \$ 10,057.00 TOTAL RENEWAL FEE \$ _____

TERMS: 50% DEPOSIT DUE PRIOR TO COMMENCEMENT OF SERVICES AND FINAL PAYMENT DUE UPON COMPLETION ANY ACCOUNT PAST DUE PER THE AGREED TERMS AT THE TIME OF SALE IS SUBJECT TO A 1.5% SERVICE CHARGE PER MONTH ON THE UNPAID BALANCE.

CANCELLATION NOTICE: YOU, THE PURCHASER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. PURCHASER IS RESPONSIBLE FOR PAYMENT OF ANY WORK AGREED TO AND COMMENCED DURING THE CANCELLATION PERIOD.

PURCHASER: _____
 DATE: _____

CANADY'S REP: _____
 DATE: 1-5-2024

**CHISEN
GOODROW**

Digitally signed by CHISEN GOODROW
 DN: cn=CHISEN GOODROW, o=CHISEN GOODROW, email=chisen.goodrow@gmail.com
 Reason: I am the author of this document
 Location: your signing location here
 Date: 2024.01.05 09:40:51
 Full: PhantomPDF Version: 9.7.0



- ☐ Post Office Box 440 Lumber Bridge, NC 28357 910-843-3118 NC Pest Control Lic 1466PW
☒ Post Office Box 1440 Vass, NC 28394 910-245-2100 NC Pest Control Lic 1466PW
☐ 7290 Beach Drive SW, Suite 13 Ocean Isle Beach, NC 28469 910-393-0297
NC Pest Control Lic 1466PW / SC Pesticide Lic CA012826
☐ 4458 US HWY 70 West Princeton, NC 27569 919-432-5941 NC Pest Control Lic 1643PW
☐ 1096 Classic Rd. Apex, NC 27539 919-446-4736 NC Pest Control Lic 1643PW

TERMITE RETREATMENT WARRANTY

Purchaser _____ Description of Property OFFICE BUILDING
Address 208 MONROW ST. Address _____
City CARTHAGE Zip 28327 City _____ Zip _____
Phone (910) 585-5160 Date 1-5-2024 Chemical TRELONA % _____ County MOORE

SURVEY FINDINGS

SUBTERRANEAN-TERMITE ACTIVITY EXISTS AS FOLLOWS:

☐ Active Termites ☐ Swarmers ☒ Visible Damage ☐ Swarmer Wings ☒ Shelter Tubes ☐ Swarmer Tubes ☐ Ground Infestation

CORRECTIONS AND OPENINGS

Inspection panels, access openings to treating areas, and elimination of any change in the condition of the property described above which increases the risk of infestation by subterranean termites are not included in this agreement, and shall be provided for by Purchaser upon the request of Canady's Services, Inc.

GUARANTY AND EXCLUSIONS

Canady's Services, Inc. agrees to protect the property against the attack of subterranean termites through the use of the techniques set forth by this company. **If a termite baiting system is installed, the components are property of Canady's and will be removed upon termination of this agreement.**

Canady's Services, Inc. also agrees to furnish at no additional cost for the term of one (1) year from the date of completion of the initial treatment (hereinafter referred to as "effective date") such further treatment as is found necessary against the attack of subterranean termites, and if this Contract is renewed by Purchaser, as hereinafter provided, Canady's Services, Inc. agrees that it will for each one (1) year renewal term inspect said property at least once annually and that it will furnish, for no additional cost above the annual renewal fee, such further treatment as is found necessary against the attack of subterranean termites.

A copy of a graph showing termite damage in the above described property at the time of the original inspection and supplemented, if necessary, by additional findings disclosed during the course of treatment will be furnished to Purchaser upon completion of the original treatment and shall constitute a part of this agreement. Visible existing damage by subterranean termites is indicated on such graph or graphs at the place marked "NN" and probable hidden damage by subterranean termites is thereon indicated as existing at the places marked "AA."

Please Note This Contract Has a Retreatment Guarantee Only.

ACCEPTANCE

The price to be paid to the Purchaser to Canady's Services, Inc. for this work, including the first year's service is \$ 1,000.00

For the additional sum of \$ 27.00 , payable monthly via credit card or bank draft, Canady's agrees to extend this contract annually,

Purchaser reserves the right to terminate this Contract as of any extension date by giving advance notice to Canady's Services, Inc.

Purchaser agrees to arrange for Canady's Services, Inc. to provide any needed additional service and/or adjust the annual extension charge to cover increased hazards, alterations in or additions to the property after the Contract effective date.

Upon the signing of this instrument by an authorized agent of Canady's Services, Inc. and by the Purchaser, this paper writing becomes a binding Contract between said parties. Any Account PAST DUE AGREED TERMS at Time of Sale is Subject to a 1 1/2% Service Charge per month on the Unpaid Balance.

Accepted by X _____
Purchaser

Date X _____ Email X _____

Canady's Services, Inc.

By: CHISEN GOODROW

Representative

Digitally signed by CHISEN GOODROW
DN: cn=US, o=CANADY'S TERMITE / PEST AND MOISTURE CONTROL,
c=US, email=chisen.canadyspest@gmail.com
Reason: I am the author of this document
Location: your signing location here
Date: 2024-01-08 08:30:27
Foxit PhantomPDF Version: 9.7.0