

Wood Destroying Insect Inspection Report

Notice: Please read important customer information on page 2.

Section I. General Information

Inspection Company, Address & Phone

McKinzie Pest Control - Emporia
 4101 Martin Drive
 Emporia, KS 66801-8920
 (620) 342-4222

Company's Pest Control Business Lic. No.

PBL 247

Date of Inspection

8/2/2022

Address of Property Inspected

26769 S Ratner
 Quenemo, KS 66528

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

Bryon Estes - 14146

Structure(s) Inspected

Single family 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 wood destroying insect damage. **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): Termite mud staining in rim joist in closet beneath basement stairs.
- ☒ 3. Visible damage from wood destroying insects was noted as follows (description and location): Termite damage in sub-floor as seen from main crawlspace opening in basement.

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.

Section III. Recommendations

- ☐ No action and/or treatment recommended: (Explain if Box B in Section II is checked) _____
- ☒ Recommend action(s) and/or treatment(s) for the control of: Recommend termite treatment unless home is under a contract or documentation of prior treatment within last 5 years can be provided.

Section IV. Obstructions and Inaccessible Areas

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

- ☒ Basement 2,3,4,6,9
- ☒ Crawlspace Could not access main crawlspace, only visual near opening. NE crawlspace-13
- ☒ Main Level 1,3,4,6,9
- ☒ Attic Not inspected
- ☐ Garage _____
- ☒ Exterior 16,17
- ☐ Porch _____
- ☐ Addition _____
- ☐ Other _____

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

- | | |
|-------------------------|---------------------------------------|
| 1. Fixed ceiling | 15. Standing water |
| 2. Suspended ceiling | 16. Dense vegetation |
| 3. Fixed wall covering | 17. Exterior siding |
| 4. Floor covering | 18. Window well covers |
| 5. Insulation | 19. Wood pile |
| 6. Cabinet or shelving | 20. Snow |
| 7. Stored items | 21. Unsafe conditions |
| 8. Furnishings | 22. Rigid foam board |
| 9. Appliances | 23. Synthetic stucco |
| 10. No access or entry | 24. Duct work, wiring and/or plumbing |
| 11. Limited access | 25. Spray foam insulation |
| 12. No access beneath | 26. Equipment |
| 13. Only visual access | |
| 14. Cluttered condition | |

Section V. Additional Comments and Attachments (these are an integral part of the report) No comment can be made regarding obstructed or inaccessible areas. Could not access main crawlspace, only visual access near opening. Termite damage seen from crawlspace opening. Also evidence of termites in joist on south wall of closet under basement stairs. Termite stations were found outside the structure and drill marks were found in stoop and patio.

Attachments _____

Signature of Seller(s) or Owner(s) if refinancing. Seller discloses to the buyer all information, to their knowledge, regarding W.D.I. infestation, damage, repair, and treatment history.

X Jack Bowen

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

Jack Bowen

8/9/2022




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Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. Please refer to the NPMA Suggested Guidelines for instructions on completing 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:** Treatment or corrective action should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestation is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company.
For other Wood Destroying Insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.
- 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.

TERMITE BAITING SERVICE AGREEMENT

Name ("Client") Goldsmith	   <p>www.mckinziepest.com <input type="checkbox"/> MANHATTAN 1129 Hayes Dr, Manhattan, KS 66502 • (785) 776-6063 • (800) 332-0124 <input checked="" type="checkbox"/> EMPORIA 4101 Martin Dr, Emporia, KS 66801 • (620) 342-4222 • (800) 321-0124 (COMPANY)</p>
Billing Address 26769 S Ratner	
City, State, Zip Quenemo KS 66528	
Phone	
E-Mail	Structures(s) Single family house
	Location of Structure(s) Same

COMPANY agrees to install baited termite stations in the soil around the listed structure(s) for treatment of subterranean termites and maintain baited stations for a period of **ONE YEAR** from the original installation date according to the terms of this agreement. All stations will contain bait at the time of the installation and will be inspected and serviced no less than **once every twelve months**. Upon inspection and service of bait stations, COMPANY will ensure sufficient bait is present according to label directions and replace bait when required. Additional services such as spot applications of conventional termiticides and installation of above ground bait stations may be provided to combat termite activity on a localized basis. COMPANY will provide a representative diagram of the structure(s) following the initial installation service. Upon CLIENT'S request, COMPANY agrees to provide an interior inspection of the structure(s) during January or February at no additional charge to CLIENT.

Upon completion of the initial installation service, CLIENT agrees to pay COMPANY \$ **748.00** PLUS APPLICABLE TAX for the first year.

Successive one-year renewal of the service agreement
 Annual Renewal Fee \$ **240.00** PLUS APPLICABLE TAX

At the expiration of the one-year period, this agreement **AUTOMATICALLY RENEWS from year to year unless thirty days notice in writing is given by either party to discontinue**. COMPANY reserves the right to adjust the annual renewal fee. CLIENT'S failure to pay any billing statements within 60 days of billing notice shall terminate this agreement and relieve COMPANY of further responsibility. CLIENT agrees to pay a finance charge if not paid within thirty (30) days of each agreement anniversary date at a rate of **ONE AND ONE HALF (1½) PERCENT** per month on the previous balance which is an **ANNUAL PERCENTAGE RATE OF EIGHTEEN (18) PERCENT**. The previous balance is that amount which remains due at the beginning of the monthly billing cycle.

ANNUAL PAYMENT OPTION	MONTHLY INSTALLMENT AUTOPAY OPTION
<input checked="" type="checkbox"/> \$ 748.00 plus tax upon completion of the initial service and \$240.00 plus tax annually thereafter.	<input type="checkbox"/> \$_____ plus tax upon completion of the initial service and \$_____ plus tax monthly* thereafter.

*Monthly payment option requires auto pay.

AUTO PAY OPTION

Initials _____ (Bank card or bank account information is retained by the credit card processing company and not by McKinzie Pest Control)

I authorize McKinzie Pest Control to charge my credit card or bank account according to the selected payment plan above. Charges will occur on the **1st** day of each month after the completion of the initial installation service or annually on the **1st** day of the agreement anniversary month (according to the selected payment option) for the life of this agreement and any renewal thereof. **Charges occurring prior to cancellation notification are non-refundable.** *Autopay required for monthly billing.

- CLIENT agrees to give COMPANY full cooperation in the performance of services herein agreed upon.
- CLIENT understands all components of the Sentricon System are and will remain the property of Corteva AgroSciences. In addition, upon expiration or termination of this agreement, the COMPANY and or Corteva AgroSciences or its representative is authorized to retrieve from the CLIENT'S premises all stations and other components contained therein for appropriate disposition.
- Alterations or additions to the premises may result in an adjustment of the maintenance fee.
- Correcting above ground moisture sources, which may sustain a termite colony, is the responsibility of CLIENT.
- COMPANY will exercise normal care but will not be responsible for damage that results from hidden hazards, such as service lines under concrete or soil.
- COMPANY shall not be responsible for any past, present, or future damage to the structure(s) or its contents caused by wood destroying insects, or any costs or expenses incurred by the CLIENT as a result of any such damage.
- COMPANY'S obligations are contingent upon weather, strikes, accidents, delays of carrier, and any and all-unavoidable delays beyond the COMPANY'S control.
- The Service Agreement may be transferred to subsequent owners of the property **provided the initial 1 year service agreement has been paid in full or any subsequent renewal thereof remains current**. Failure of CLIENT to notify the COMPANY in writing within 30 days of the sale of the property shall result in termination of the agreement and removal of the system components.
- The obligation of the COMPANY under this Agreement is conditioned upon payment in full of the Agreement prices as set forth above and failure to pay the same in full shall cancel this Agreement in its entirety and discharge the COMPANY of any and all liability and any amounts paid shall become the property of the COMPANY as liquidated damages. Liability of the COMPANY is limited to the life of the Agreement and any renewal thereof.
- COMPANY will provide CLIENT with service information at completion of each service stating name, amount, and concentration of any pesticide application.

FOR THE COMPANY

By: Bryon Estes

Date: 8/2/2022 (Valid 30 days from this date)

FOR THE CLIENT

By: Wayne Winchup

Date: 8-8-22 Agent for Kelly

This instrument and the accompanying inspection report contain the entire agreement between parties and no statement, inducement, or promise made by either of the parties, or any agent or employee, which is not contained herein, shall be valid or binding. CLIENT acknowledges that prior to signing, he/she has read and understands the Agreement, that it does not contain any uncompleted blank spaces, and he/she has received a copy of this Agreement.

*Sentricon is a trademark of Corteva AgroSciences

(Revised February 2021)

DS
JB