Arizona Department of Agriculture
Pest Management Division
WOOD DESTROYING INSECT INSPECTION REPORT

agriculture.az.gov

1A. VA/HUD/FHA CASE #	DATE OF INSPECTION
	10/06/2026 9:30 AM
1B. ☑ ORIGINAL REPORT ☐ SUPPLEMENTAL REPORT	1D. WDIIR # 26-1187
1C. ☑ SALE ☐ REFINANCE ☐ 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. *(Proper control measures are those which are allowed by PMD Statute/Rule, or the label for the chemical used).*
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	5A. NAME OF PROPERTY OWNER/SELLER
Saguaro Termite & Pest Control	Gloria and Steven Marsh
3B. ADDRESS OF INSPECTION COMPANY (Street, City, ZIP)	**5B. PROPERTY ADDRESS (Street, City, ZIP)**
2450 West Indian School Road, Phoenix, AZ 85015	1426 East Laguna Drive, Tempe, AZ 85282
3C. TELEPHONE NUMBER (Include Area Code) / **4. BUSINESS LICENSE #**	**6A. INSPECTED STRUCTURES**
(602) 555-0146 / 9271	Single-family home with attached two-car garage

6B. LIST ALL UN-INSPECTED STRUCTURES Detached storage shed, rear yard

7. THIS INSPECTION DOES NOT INCLUDE THE FOLLOWING LISTED AREAS WHICH ARE OBSTRUCTED OR INACCESSIBLE. (See also Item 19, page 2.)
Floor coverings throughout. Finished walls and ceilings. Kitchen and bath cabinets and built-in appliances. Attic under blown-in insulation and at low eaves. Stored boxes and cabinets along garage north wall.

8. BASED ON THE INSPECTOR'S VISUAL INSPECTION OF THE READILY ACCESSIBLE AREAS OF THE PROPERTY (See Section (11) before completing):

☑ **A. Visible evidence of wood-destroying insects was observed.**

Describe evidence observed: Active mud tubes with live workers on garage west stem wall, 4 ft from north wall

Type of Wood-Destroying Insects observed: Subterranean termites

☐ **B. No visible evidence of infestation from wood-destroying insects was observed.**

☐ **C. Visible evidence of infestation as noted in 8A. Proper control measures were performed on (date):** _____

☑ **D. Visible damage due to** Subterranean termites **was observed in the following areas:** Drywall paper at base of garage west wall, about 3 linear ft, 4 ft from north wall.

☑ **E. Visible evidence of previous treatment was observed. List evidence. (See also Item 20, page 2.):** Patched drill holes in garage slab

9. DAMAGE OBSERVED, IF ANY

☐ **A. Will be or has been corrected by this company.**

☑ **B. Will not be corrected by this company.**

☐ **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 treatment performed on the date of inspection. Treatment proposal provided separately. Supplemental WDIIR to follow treatment. Photos of findings attached.

(Number of additional attachments to this report.) 1 **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	12B. INSPECTOR'S LICENSE NUMBER	12C. DATE
Tomás Villarreal	77361	10/06/2026

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
Andre Coleman	10/07/2026

PROPERTY NAME/ADDRESS	DATE OF INSPECTION
Gloria and Steven Marsh, 1426 East Laguna Drive, Tempe, AZ 85282	10/06/2026 9:30 AM

AT THE TIME OF THE INSPECTION THE PROPERTY WAS: ☐ Vacant ☑ Occupied ☐ Unfurnished ☑ Furnished

CONDITIONS CONDUCIVE TO INFESTATION

15. WOOD TO EARTH CONTACT (EC) ☑ YES ☐ NO *(If YES, check mark and explain conditions conducive)*

- ☑ Fence Abutting Structure
- ☐ Concrete Form Boards
- ☐ Porch Post
- ☐ Pier Posts
- ☐ Porch Stairs
- ☐ Trellis
- ☑ Plants/Trees Contacting Structure
- ☐ Other_____

Comments: Wood side-yard gate frame bolted to garage west wall, gate post set in soil. Oleanders touching house west wall.

16. EXCESSIVE CELLULOSE DEBRIS (CD) ☑ YES ☐ NO (If YES, check mark and explain conditions conducive)

Comments: Firewood stacked against garage west wall, within 6 in. of the structure.

17. FAULTY GRADES (FG) ☑ YES ☐ NO (If YES, check mark and explain conditions conducive)

- ☐ Evidence of surface water draining toward house
- ☑ Floor level or planters at or below grade
- ☐ Wood siding below grade
- ☑ Stucco at or below grade
- ☐ Joists in crawl space less than 24" above grade
- ☐ Other_____

Comments: Stucco weep screed buried by soil in west side planter. Raised brick planter at front entry is built against the wall with no air gap.

18. EXCESSIVE MOISTURE (EM) ☑ YES ☐ NO (If YES, check mark and explain conditions conducive)

- ☐ Standing Water
- ☑ Sprinklers Hitting Structure
- ☐ Crawl Space/Water Leaking
- ☐ Water Damage
- ☐ Water Stain
- ☑ Improper Condensate Drainage
- ☐ Bath/Shower/Toilet Leaking
- ☐ Plumbing Leaks
- ☐ Attic/Roof Leak
- ☐ Inadequate Ventilation
- ☐ Other_____

Comments: Spray heads in west planter wet the stucco. A/C condensate line drains at the garage west wall foundation.

19. INACCESSIBLE AREAS (IA) ☑ YES ☐ NO (If YES, check mark and explain)

- ☐ Attic – All
- ☐ Attic – Joists
- ☑ Attic – Partial
- ☐ Plumbing Traps
- ☑ Floors
- ☑ Wall Interiors
- ☐ Enclosed Stairwell
- ☐ Dropped Ceilings
- ☐ Sub/Crawl Space Area -- Clearance
- ☐ Sub Area/Crawl Space No Access
- ☑ Areas Obstructed By Furniture Or Stored Articles
- ☐ Other_____

Comments: Attic viewed from the hall access only. Low eaves and areas under insulation not reached.

20. EVIDENCE OF PREVIOUS TREATMENT

☑ **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.**

☐ **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:** _____

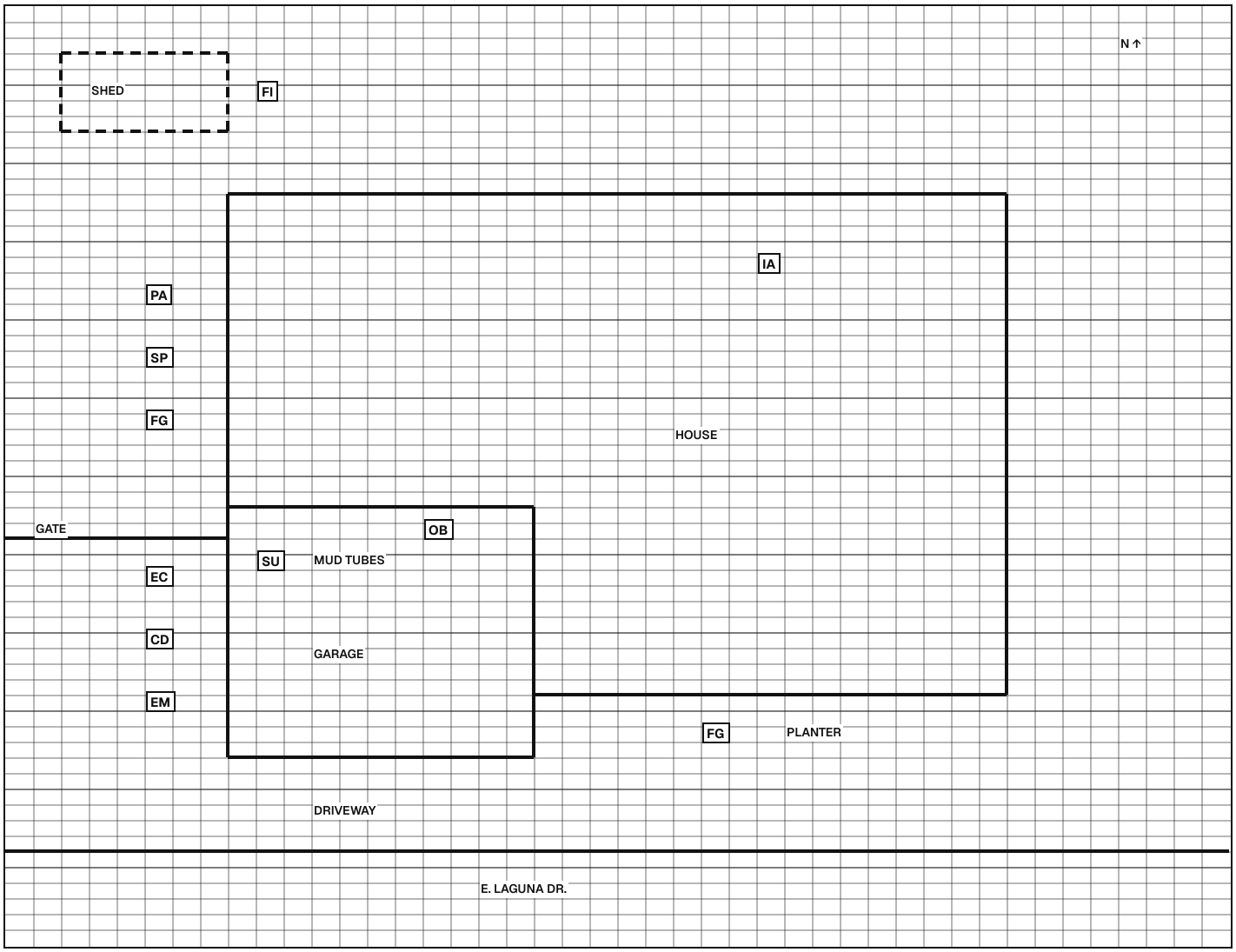
Pest Control Inspector's Additional Comments

Detached storage shed in rear yard was locked and no key was provided, so it was not inspected. Mud tubes on the garage west stem wall were broken open and showed live workers. Photos attached. A supplemental WDIIR will be issued after treatment, within 30 days of this inspection.

PROPERTY NAME/ADDRESS	DATE OF INSPECTION
Gloria and Steven Marsh, 1426 East Laguna Drive, Tempe, AZ 85282	10/06/2026 9:30 AM

GRAPH OF STRUCTURE(S)

(Note: Graph Not To Scale)



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

(*) Other Wood Destroying Insects (list)