Florida Department of Agriculture and Consumer Services
Division of Agricultural Environmental Services

WILTON SIMPSON
COMMISSIONER

WOOD-DESTROYING ORGANISMS INSPECTION REPORT

Rule 5E-14.142, F.A.C., Florida Administrative Code

SECTION 1 – GENERAL INFORMATION

Inspection Company:

Sunshine Coast Termite & Pest
Inspection Company Name

Business License Number: JB298413

5012 North Armenia Avenue
Company Address

Phone Number: (813) 555-0142

Tampa, FL 33603
Company City, State and Zip Code

Date of Inspection: 08/20/2026

Inspector's Name and Identification Card Number: Carlos Medina (Print Name) JE441207 (ID Card No.)

Address of Property Inspected: 4115 West Bay Court Avenue, Tampa, FL 33611

Structure(s) on Property Inspected: One-story concrete block house with attached one-car garage

Inspection and Report requested by: Luis and Andrea Navarro (buyers), (813) 555-0127
Name and Contact Information

Report Sent to Requestor and to: Margaret and Dale Whitfield (sellers), (813) 555-0164
Name and Contact Information if different from above

SECTION 2 – INSPECTION FINDINGS – CONSUMERS SHOULD READ THIS SECTION CAREFULLY

THIS REPORT IS MADE ON THE BASIS OF WHAT WAS VISIBLE AND READILY ACCESSIBLE AT THE TIME OF INSPECTION AND DOES NOT CONSTITUTE A GUARANTEE OF THE ABSENCE OF WOOD-DESTROYING ORGANISMS (WDOs) OR DAMAGE OR OTHER EVIDENCE UNLESS THIS REPORT SPECIFICALLY STATES HEREIN THE EXTENT OF SUCH GUARANTEE.
This report does not cover areas such as, but not limited to, those that are enclosed or inaccessible, areas concealed by wall-coverings, floor coverings, furniture, equipment, stored articles, insulation or any portion of the structure in which inspection would necessitate removing or defacing any part of the structure.
This property was not inspected for any fungi other than wood-decaying fungi, and no opinion on health related effects or indoor air quality is provided or rendered by this report. Individuals licensed to perform pest control are not required, authorized or licensed to inspect or report for any fungi other than wood-destroying fungi, nor to report or comment on health or indoor air quality issues related to any fungi. Persons concerned about these issues should consult with a certified industrial hygienist or other person trained and qualified to render such opinions. ***A wood-destroying organism (WDO) means an arthropod or plant life which damages and can reinfest seasoned wood in a structure, namely, termites, powder post beetles, old house borers, and wood-decaying fungi.***

NOTE: This is NOT a structural damage report. it should be understood that there may be damage, including possible hidden damage present. FURTHER INVESTIGATION BY QUALIFIED EXPERTS OF THE BUILDING TRADE SHOULD BE MADE TO DETERMINE THE STRUCTURAL SOUNDNESS OF THE PROPERTY.

Based on a visual inspection of accessible areas, the following findings were observed:
(See Page 2, Section 3 to determine which areas of the inspected structure(s) may have been inaccessible.)

A. ☐ **NO visible signs of WDO(s) (live, evidence or damage) observed**.

B. ☑ **VISIBLE** evidence of WDO(s) was observed as follows:

☑ 1. **LIVE WDO(s)**: Subterranean termites: live workers in shelter tubes on the garage wall shared with the laundry room, at the slab joint 4 ft east of the laundry door.
(Common Name of Organism and Location – use additional page, if needed)

☑ 2. **EVIDENCE** of WDO(s) (dead wood-destroying insects or insect parts, frass, shelter tubes, exit holes, or other evidence):
Subterranean termites: active shelter tubes on the drywall of the garage wall shared with the laundry room, 4 ft east of the laundry door, running from the slab up about 18 in. Old, dry shelter tubes on the garage slab joint beside the water heater.
(Common Name, Description and Location – Describe evidence -- use additional page, if needed)

☑ 3. **DAMAGE** caused by WDO(s) was observed and noted as follows:
Subterranean termites: damaged drywall paper and wood bottom plate behind the shelter tubes, about 3 linear ft of the garage/laundry wall, 4 ft east of the laundry door. Probing found soft, layered wood in the bottom plate. Damage may extend inside the wall where it could not be seen.
Wood-decaying fungi: brown rot (cubical cracking) in the bottom 6 in. of the rear patio door's left jamb, under the worn caulk at the threshold.
(Common Name, Description and Location of all visible damage – Describe damage -- use additional page, if needed)

CONTINUED ON PAGE TWO

SECTION 3 – OBSTRUCTIONS AND INACCESSIBLE AREAS: The following areas of the structure(s) inspected were obstructed or inaccessible. NO INFORMATION on the status of wood-destroying organisms or damage from wood-destroying organisms in these areas is provided in this report.

In addition to those areas described in consumer information on Page 1, Section 2; the following specific areas were not visible and/or accessible for inspection. The descriptions and reasons for inaccessibility are stated below:

☑ Attic — **SPECIFIC AREAS:** Eaves and low roof edges over the living area
REASON: Under 18 in. of clearance and deep blown-in insulation over the joists. Viewed from the garage attic stairs and the center walk boards only.

☑ Interior — **SPECIFIC AREAS:** Walls and floors behind furniture, appliances, and stored items
REASON: Home is furnished and occupied. Carpet, tile, and laminate cover the slab. Kitchen and bath cabinets full of stored items.

☑ Exterior — **SPECIFIC AREAS:** East wall behind hedges; slab edge under the rear paver patio
REASON: Hedges planted tight to the wall. Pavers cover the slab edge at the patio.

☐ Crawlspace — **SPECIFIC AREAS:**
REASON:

☑ Other: — **SPECIFIC AREAS:** Garage: south and west walls
REASON: Shelving and stored boxes against the walls.

SECTION 4 – NOTICE OF INSPECTION AND TREATMENT INFORMATION

EVIDENCE of previous treatment observed: ☑ Yes ☐ No If Yes, the structure exhibits evidence of previous treatment. List what was observed: Patched drill holes about 12 in. apart in the garage slab along the laundry room wall and in the front porch slab. A 2014 notice of treatment from another company is by the attic stairs.
(State what visible evidence was observed to suggest possible previous treatment – use additional page, if needed)

NOTE: 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 history and any warranty or service agreement which may be in place.

A Notice of Inspection has been affixed to the structure at: Garage, on the frame of the attic pull-down stairs
(State the location)

This Company has treated the structure(s) at the time of inspection ☐ Yes ☑ No

If Yes: Common name of organism treated: _____
(Common name of organism)

Name of Pesticide Used: _____ Terms and Conditions of Treatment: _____

Method of treatment: ☐ Whole structure ☐ Spot treatment: _____

Specify Treatment Notice Location: _____

SECTION 5 – COMMENTS AND FINANCIAL DISCLOSURE

Comments: No treatment done today. A treatment estimate was sent to the sellers on 08/20/2026. Have a licensed contractor open the garage/laundry wall to check the full extent of the termite damage. Brown rot at the rear patio door: water gets in at the threshold. Have a licensed contractor fix the leak and replace the jamb. Photos of each finding are attached.
(Use additional pages, if necessary)

Neither the company (licensee) nor the inspector has any financial interest in the property inspected or is associated in any way in the transaction or with any party to the transaction other than for inspection purposes.

Signature of Licensee or Agent: Carlos Medina Date: 08/20/2026

Address of Property Inspected: 4115 West Bay Court Avenue, Tampa, FL 33611 Inspection Date: 08/20/2026

NOTICE OF INSPECTION

Wood-Destroying Organisms

Licensee: Sunshine Coast Termite & Pest

Address: 5012 North Armenia Avenue

Tampa, FL 33603

Date of Inspection: 08/20/2026

Only the property owner may remove this notice.

Section 482.226(4), Florida Statutes

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