Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address & Phone
Patuxent Termite & Pest Control, Inc.
7920 Cessna Avenue, Suite 104
Gaithersburg, MD 20879 · (301) 555-0142

Company's Business Lic. No.: 34127

Date of Inspection: 10/06/2026

Address of Property Inspected:
2604 Blueridge Avenue
Wheaton, MD 20902 (Montgomery County)

Inspector or Authorized Signature - Print Inspector's Name - Certification/Credentialing # if applicable.

Kevin Mahoney — Kevin Mahoney — 34127-62418

Structure(s) Inspected:
House: 1-story brick rambler with full basement (1954)

Section II. Inspection Findings

This report is indicative of the condition of the above inspected 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: **(See attached diagram)**
  - ☐ 1. Live insects (description and location): _____
  - ☑ 2. Dead insects, parts, frass, shelter tubes, exit holes, or staining (description and location) Shelter tubes (old) Dry, broken subterranean termite shelter tubes on the basement sill plate, rear wall below the kitchen (diagram mark 1). No live insects found in or on the house.
  - ☐ 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. Maryland regulations require the inspector indicate, **if known,** whether the damage indicated by this report has, or will be, corrected or further evaluated. Unless disclosed in Section V. below, the inspector does not know the disposition of the listed damage.

☑ Yes ☐ No It appears that the structure(s) or a portion thereof may have been previously treated. Evidence of possible previous treatment: Patched drill holes in the basement slab along the rear wall (diagram mark 2).

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/Treatment

- ☑ No treatment recommended: (Explain if Box B in Section II is checked) Tubes are old and inactive. Sellers provided a 2022 treatment receipt from another licensed company, within the last five years.
- ☐ Recommend treatment for the control of: _____
- ☐ Proper control measures were performed by this inspection company for insect evidence listed in II. B., above.

Section IV. Obstructions and Inaccessible Areas

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

☑ Basement	6, 7: east wall behind shelving and stored boxes (mark 4)
☐ Crawlspace	
☑ Main Level	4, 8: wall-to-wall carpet and furniture
☑ Attic	5, 13: blown insulation over joists, viewed from the hatch
☐ Garage	
☑ Exterior	16: dense shrubs along the front foundation
☐ Porch	
☐ Other	

The inspector may write out obstructions or use the following 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 coverings
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 this report)

Mark 1: the tubes were dry and broke apart when probed. The sill sounded solid. Sellers report a 2022 treatment.
Live termites in a firewood pile at the rear fence, about 10 ft from the house (mark 3). This is outside the structure inspected and is not evidence the house is infested. Move the firewood off the ground and away from the house.

Attachments: Inspection diagram (1 page)

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 Robert Castellano
Print name of Property Owner/Seller: Robert and Linda Castellano

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 Daniel Osei

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.

1. **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 non-insect 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, expressed or implied, related to this report unless a written warranty or service agreement is attached.**

2. **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 may 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 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.

3. **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, 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 inadequate clearance from the bottom of the floor joists to the surface below. If inaccessible, reasons will be noted in Section IV of this report. 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.

4. **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 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.

5. **Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

Inspection Diagram

Attachment to Form MD-1, Wood Destroying Insect Inspection Report

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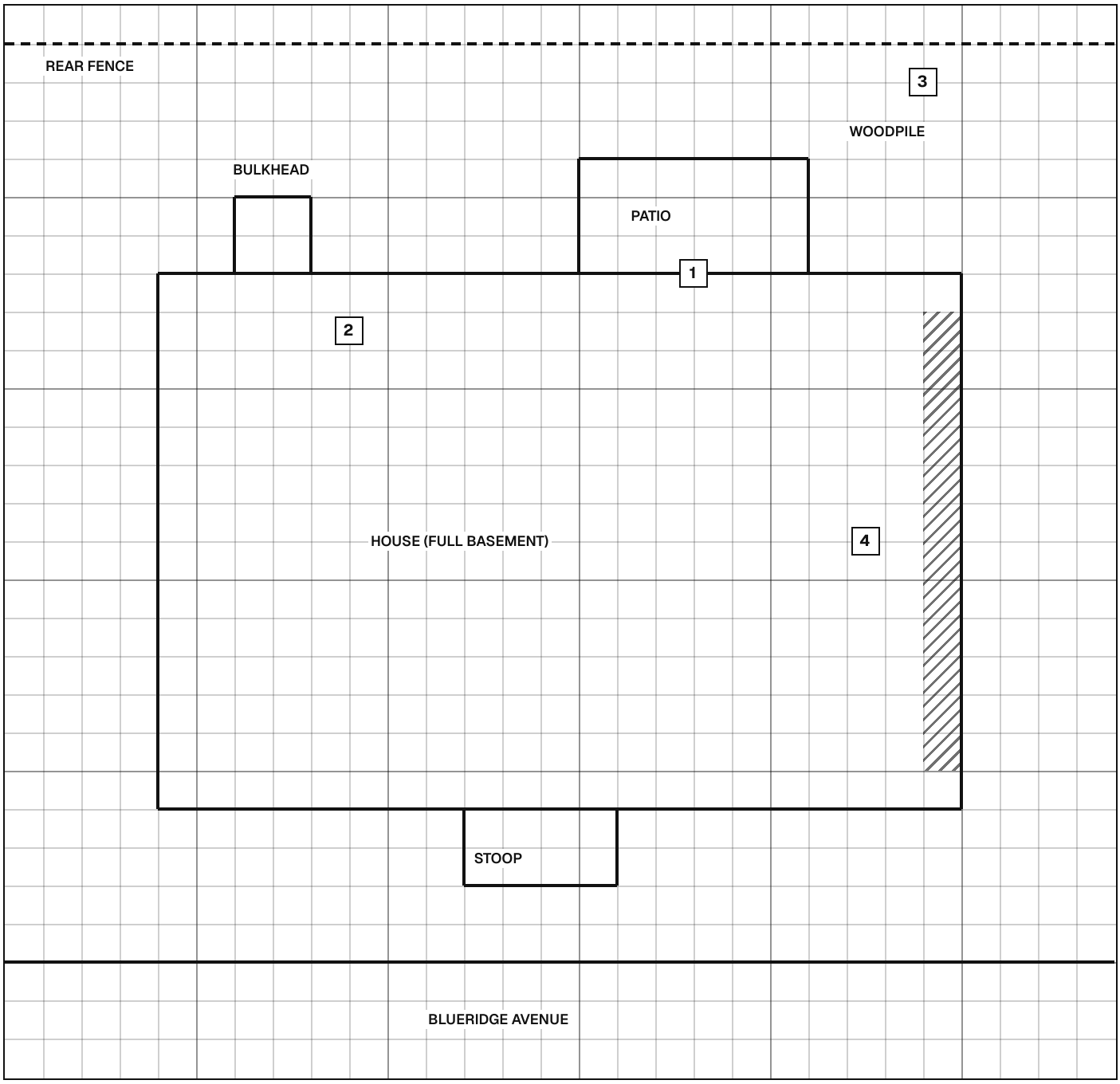

Key

1	Old, dry subterranean termite shelter tubes on the basement sill plate, rear wall below the kitchen. No live insects
2	Patched drill holes in the basement slab along the rear wall: evidence of possible previous treatment
3	Live termites in a firewood pile at the rear fence, about 10 ft from the house. Outside the structure inspected
4	Not inspected: east basement wall behind shelving and stored boxes (Section IV, reasons 6 and 7)
5	
6	

COMAR 15.05.01.14B(3): "Include with the inspection report a diagram of the structure inspected showing the locations where visible evidence of wood destroying insects is found, including the specific location of damage observed."