



FINAL ANALYSIS PROPERTY INSPECTIONS

757 495-2300
finalanalysisoffice@gmail.com
<http://final-analysis.com>



REPORT - TERMITE | MOISTURE | FUNGUS (NPMA-33 ATTACHMENT)

1234 Main Street
Virginia Beach, VA 23464

09/10/2023 9:00AM



Inspector

Anthony Gilbar
DPOR Lic# 3380001480, NCHILB # 5908,
ASHI # 266666
757 495-2300
finalanalysisoffice@gmail.com

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information



FINAL ANALYSIS
Property Inspections

1385 Fordham Dr. Ste 105 Virginia Beach, VA 23464
757 495-2300 http://final-analysis.com

VA Pesticide Business Lic. No.

15026

order #

domanski060624

Date of Inspection

06/06/2024

Client

Address of Property Inspected

VIRGINIA BEACH, VA 23455

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

Anthony Gilbar, VDACS 154851-T (RT), DPOR# 3380001480

Structure(s) Inspected (all wood structures at above address)

Wood frame on crawlspace

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 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:

1. Live insects (description and location):

2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):

Old termite shelter tubes visible under front entry way. Surface scarring only, no damages found.

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, licensed structural professional to determine the extent of damage and the need for repairs.

Yes No It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

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

No treatment recommended: (Explain if Box B in Section II is checked)

Activity is old with no active termites discovered.

Recommend treatment for the control of:

Section IV. Areas inspected, obstructions and inaccessible areas

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

Basement N/A

Crawlspace 5,13,24

Main Level 1,3,4,6,7,8,9,13

Attic 5,13,24

Garage 1,3,7,13

Exterior 13,17

Porch N/A

Addition N/A

Other No access under rear deck structure.

The inspector may write out obstructions or use the following optional 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 siding |
| 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 the report)

No active termites or WDI detected, There's evidence of prior termicide treatment, conditions cured

Termite surface scarring (old) was noted, non-destructive, No structural repairs recommended

Attachments: inspection report narrative with photos, videos

Please note - Final Analysis Property Inspections llc only inspects and does not engage in contracting, repairs or treatments related to WDI

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

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



Important Consumer Information Regarding the Scope and Limitations of the WDI Inspection

This wood destroying insect report is part of a whole home inspection and is intended to report only on the presence of wood damaging organisms. Final Analysis Building Inspections is not an exterminator or building repair contractor and does not provide repair, treatment or extermination services. If evidence of wood destroying insects or damage are reported it is recommended you seek repairs and treatments by the appropriate qualified, licensed professionals

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

Final Analysis Property Inspections LLC

1385 Fordham Dr. Ste 105

Virginia Beach, VA 23464

757 495-2300 <http://final-analysis.com>

Inspector:

Anthony Gilbar

VDACS 154851-T (RT, DPOR# 3380001480)

Moisture Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information: Inspection Company, Address & Phone

FINAL ANALYSIS
Property Inspections
1385 Fordham Dr. Suite 105
Virginia Beach, VA 23464
757 495-2300 HTTP://final-analysis.com

Company's Business Lic. No.

VDACS 15026

Order #

domanski060624

Date of Inspection

06/06/2024

Client

Address of Property Inspected

VIRGINIA BEACH, VA 23455

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

Anthony Gilbar VDACS 154851-T (RT), 3380001480



Structure(s) Inspected

Wood frame on crawlspace

Section II. Inspection Findings *This moisture 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 moisture conditions.*

- A.** There is evidence of the presence of wood destroying fungi below the floor level of the first main floor structure YES NO
- B.** There is evidence of excessive and damaging moisture conditions below the floor level of the first main floor structure. (if yes, describe under comments) YES NO
- C.** At the time of inspection, there were visibly damaged members of the wood framed structure below the floor level of the first main floor structure. YES NO

NOTE: *This is not a structural damage report. If box C 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. Repair Disposition and Recommendations

If any damage observed (as shown above) That damage will (check one below)

- Be corrected or has been corrected by this company.
- Be corrected by another company.
- NOT be corrected by this company.

Final Analysis purely inspects in an unbiased manner and does not engage in contracting, repair or treatment services. If issues are reported, we recommend that you have the extent of damages and fungi further evaluated by qualified reputable contractors and exterminators and seek multiple estimates.

Section IV.. Inspection Limitations

Where any areas of the understructure obstructed or inaccessible? (If yes, describe under comments):

YES NO

Comments:

There is inactive fungus visible (inactive at 5% moisture), surface based and considered cosmetic. Crawlspace is encapsulated.

Inspector:
Anthony Gilbar
DPOR# 3380001480



Signature of Owner(s) The undersigned acknowledge that they are unaware of any any previous moisture conditions or damage throughout their ownership of the property other than reported above.

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

Date / /

X

Date / /



Important Consumer Information Regarding the Scope and Limitations of the Moisture Inspection

This Moisture/Fungus report is part of a whole home inspection and is intended to report only on the presence Harmful moisture Wood damaging Fungi. Final Analysis Building Inspections is not an exterminator or building repair contractor and does not provide repair, treatment or extermination services. If evidence of harmful moisture or fungi damage are reported it is recommended you seek repairs and treatments by the appropriate qualified, licensed professionals

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 damaging moisture or fungi 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 and is therefore beyond the scope of this inspection.

- 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, visual observation of unobstructed and accessible areas as well as moisture content readings in structural members to determine the presence or absence of harmful moisture or fungi. Final Analysis Building inspections is not responsible to repair any damage or treat any fungi infestation at the structure(s) inspected, Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. Final Analysis cannot guarantee that any harmful moisture conditions or wood destroying fungi and/or damage disclosed by this inspection represents all of the wood destroying fungi and/or moisture damage which may exist as of the date of the inspection. ***For purposes of this inspection, harmful moisture or fungi are any levels of moisture or fungi conducive to causing structural rot by fostering the growth of wood destroying fungi.*** 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.
- 2. Treatment Recommendation Guidelines Regarding Moisture and Wood destroying Fungi:**
Eliminate all sources of moisture including poor lot drainage, Missing downspout extensions, Plumbing leaks.
Cover crawlspace grade with vapor barrier, 6 mil overlapped and pinned down.
Provide ventilation as needed which may include fans and dehumidifier.
Have all fungi infested wood structure professionally treated with a biocide such as Timbore.
Replace, or reinforce any damaged wood structural members using a qualified contractor and approved methods and materials.
- 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, 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.
- 4. Consumer Maintenance Advisory Regarding Integrated moisture management and the treatment of wood destroying fungus.** Any structure can be susceptible to harmful moisture and wood destroying fungi. Homeowners should be aware of and try to eliminate water and moisture conditions which promote wood destroying fungi in and around their structure(s). Factors which may lead to wood destroying fungi growth include: Poor vapor barrier, improper lot drainage, insufficient crawlspace ventilation, poor gutters, Standing water in crawlspace. 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. Final Analysis does not provide moisture treatment or building repair services.**

Final Analysis Building inspections

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Inspector:
Anthony Gilbar

1: PHOTOS AND VIDEOS, (NPMA-33 ATTACHEMNT)

Information

Inspection overview photos: Inspection overview photos and videos

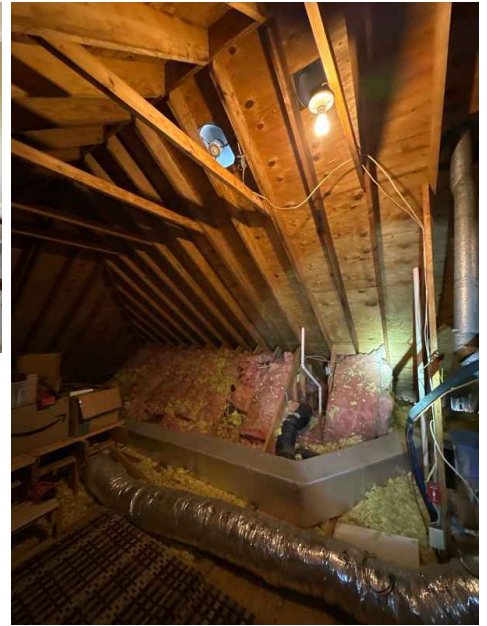
These photos/videos are a random sampling of the spaces inspected and do not depict defects or issues.



1st Floor Kitchen



2nd Floor



Attic



Garage



Right



Rear



Left



Front



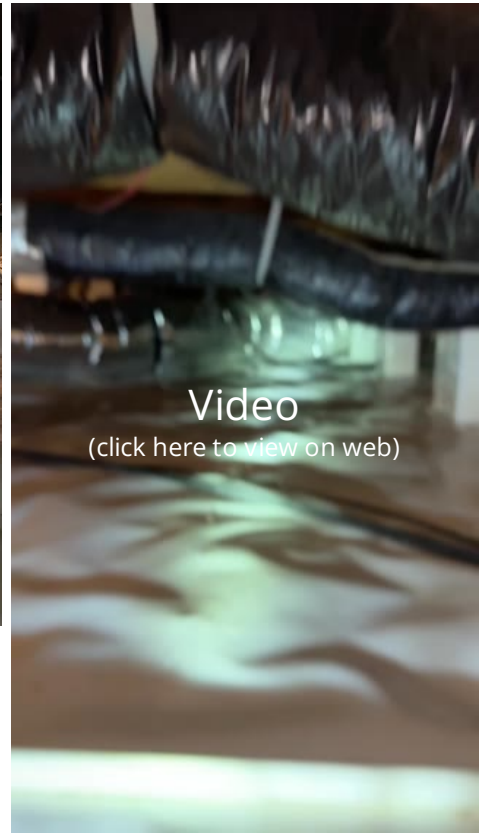
Crawlspace Center



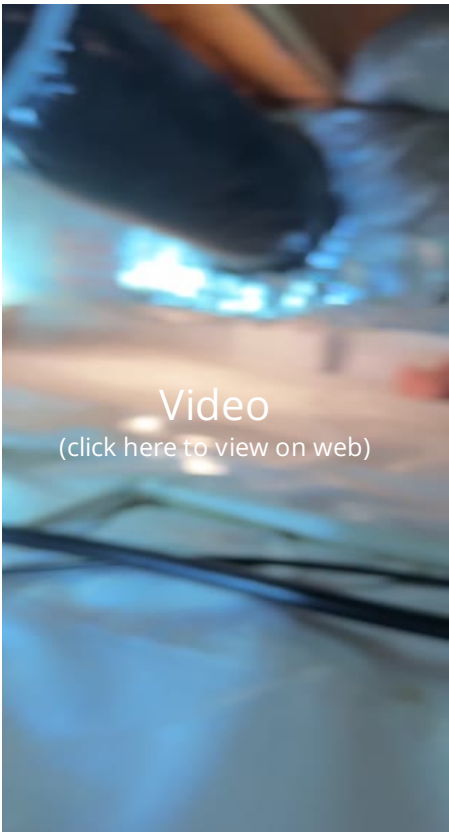
5% moisture very dry well below average, satisfactory



Crawlspace Rear



Video
(click here to view on web)



Video
(click here to view on web)

Framing marked for repair. No damages , prior termite activity

Crawlspace front under entryway

Observed approx. 10' of girder beam and 2 floor joists marked for repair.

- 1 floor joist towards the left. No damages or fungus growth, some minor chip out visible, not compromising.

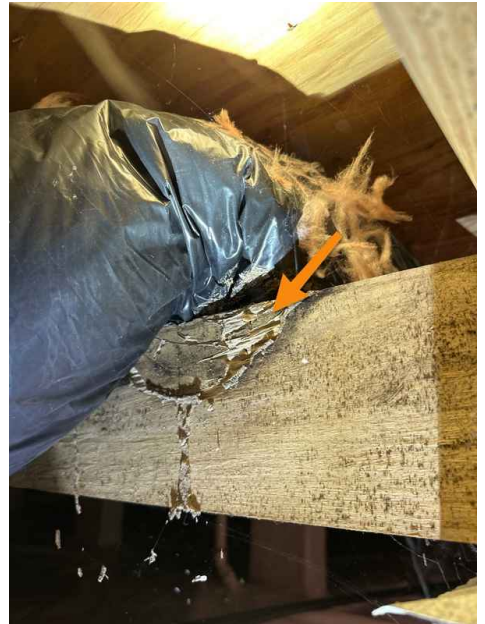
- 1 joist and girder beams under entry way . Prior termite activity and some surface fungus growth. Termite activity did leave some surface scarring but ultimately did not enter the beam any further than 1/8". Framing not compromised or damaged. Old markings on the beams indicate this was evaluated in the past and deemed structurally OK as well.



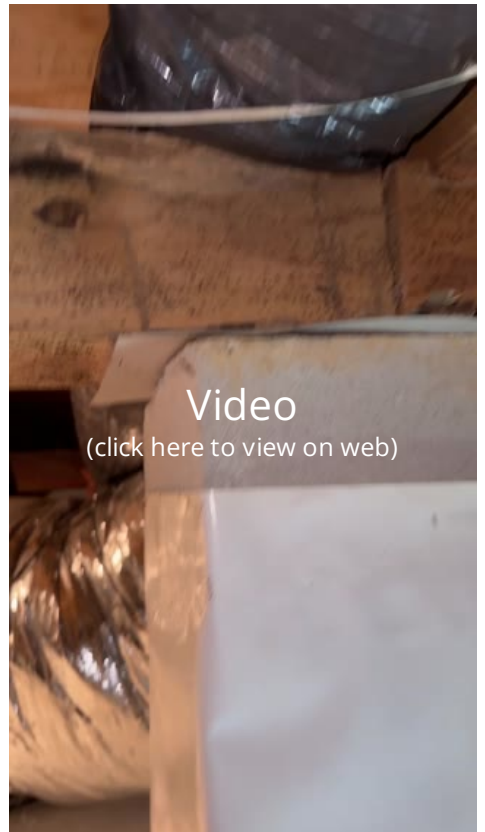
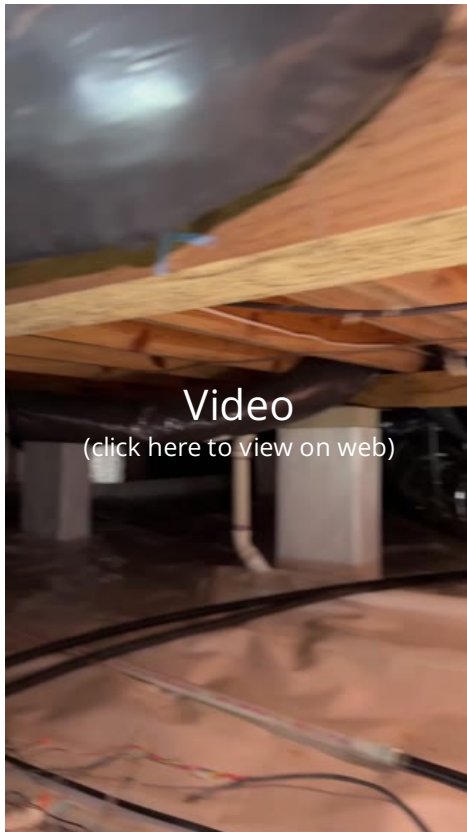
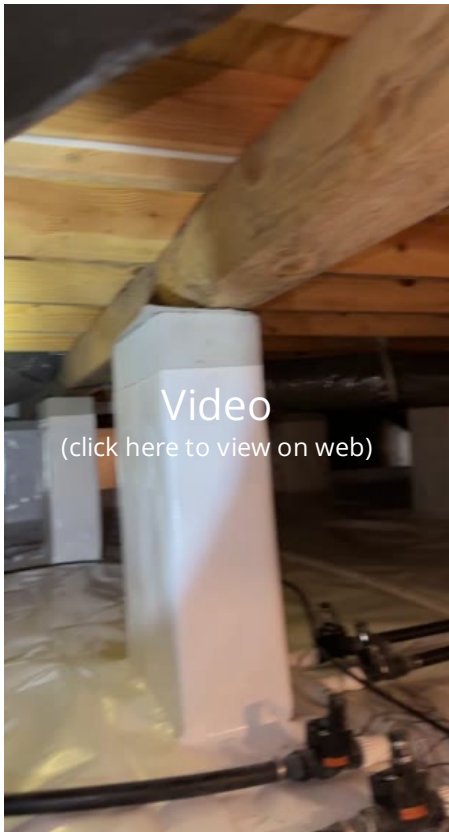
Under front entryway, gutter beams marked with X for repair, no damages



Floor joist under front entryway, marked with an x for repair, no damages

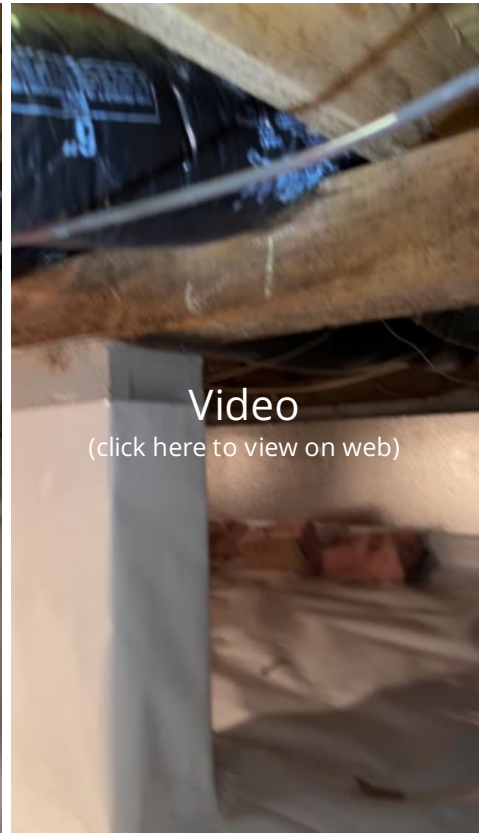
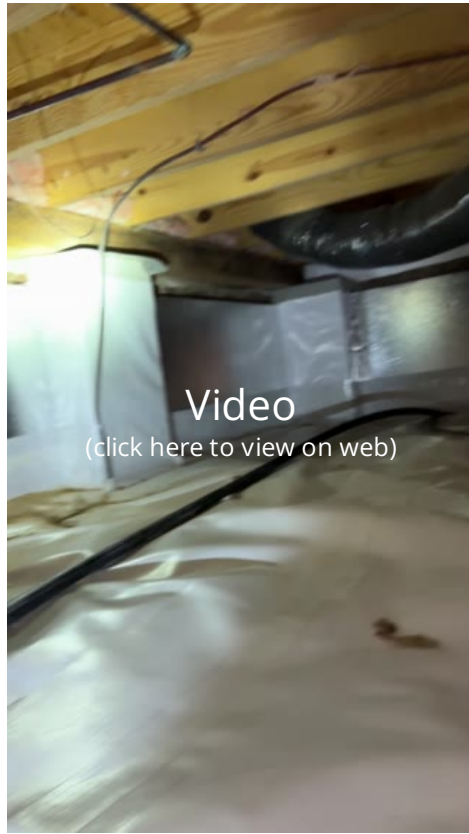


Surface scarring in areas. Not damaged or compromised





Crawlspace Front Left, marking on joist. No issues

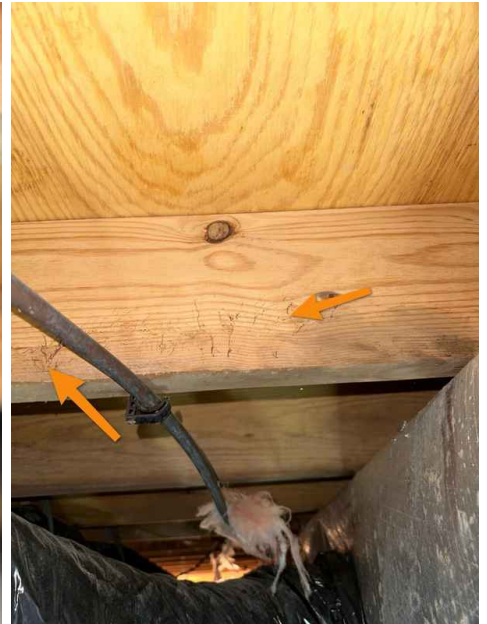
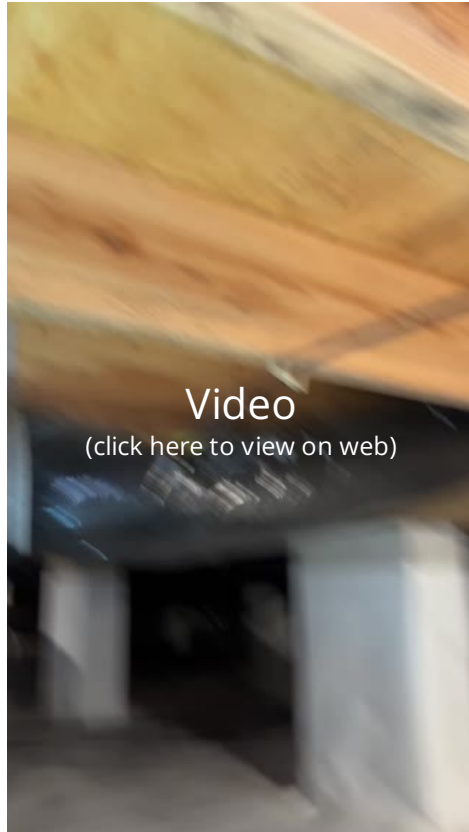


Findings - Moisture, Fungus: Surface fungus, non damaging, cosmetic

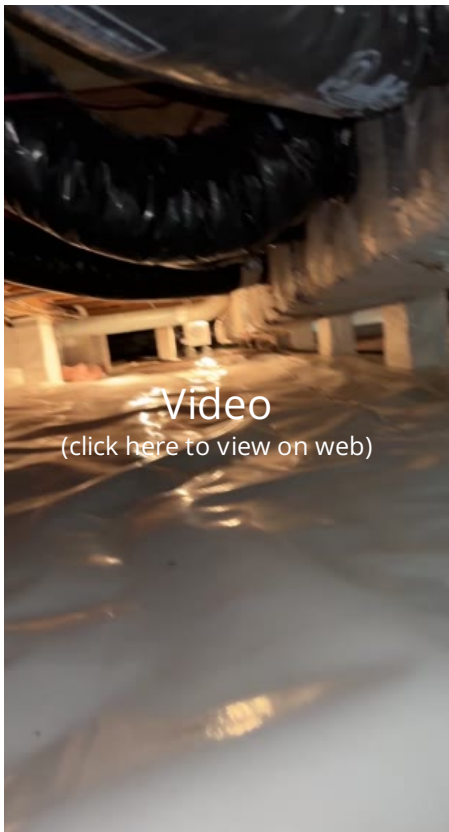
Observed surface based fungus which was inactive at 5% moisture content and is considered cosmetic, non damaging. Does not require treatments.



Surface fungus visible, inactive at 5% moisture, non-damaging type, considered cosmetic



Prior damaging type fungus growth visible, inactive and wipes off



Findings - Moisture, Fungus: Prior water leak, minor rot damages

Rear under kitchen

Observed old plumbing rot damages at 2 floor joist that may require reinforcement by "sistering". Some minor damage to band joist could use blocking.

any work decided to be repaired should be completed by a capable framing repair contactor/rough carpentry

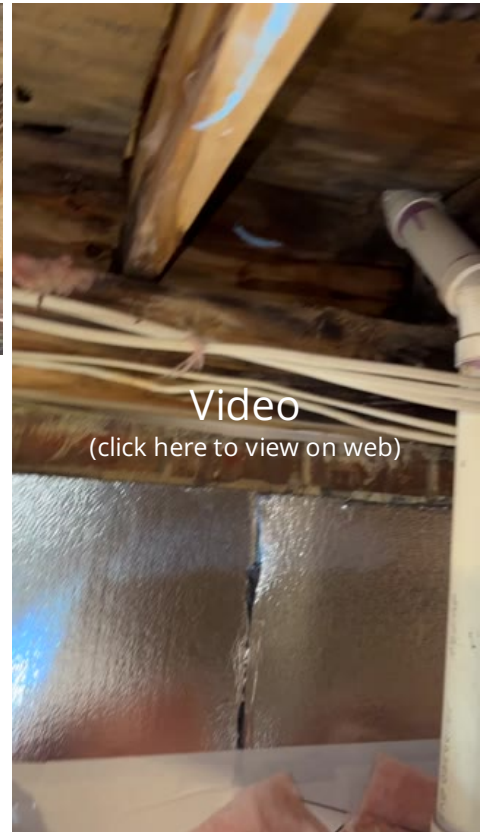
- Notes - An old leak under the kitchen sink has caused some minor rot damages to approx. 2 floor joist, and the band joist in the area. Stained areas tested dry at 5% moisture content, leak was mitigated. Damages are minimal, no sag or crushing of the floor structure was observed. Repairs are discretionary.
- These water damages were cause by prior plumbing leak (cured) and are not applicable to the enviromental moisture/fungi condition reports.
- It was noted that approx. 4 floor joists and 4' of band joist was marked for repair by prior inspection. These areas appear structural sound and are not part of this report.



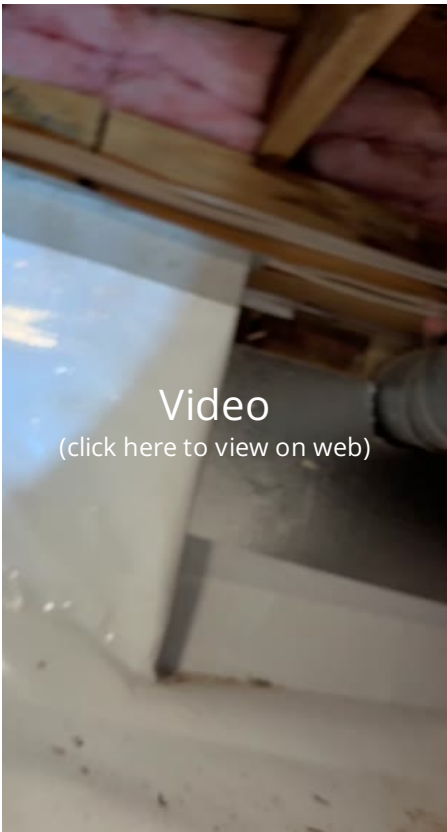
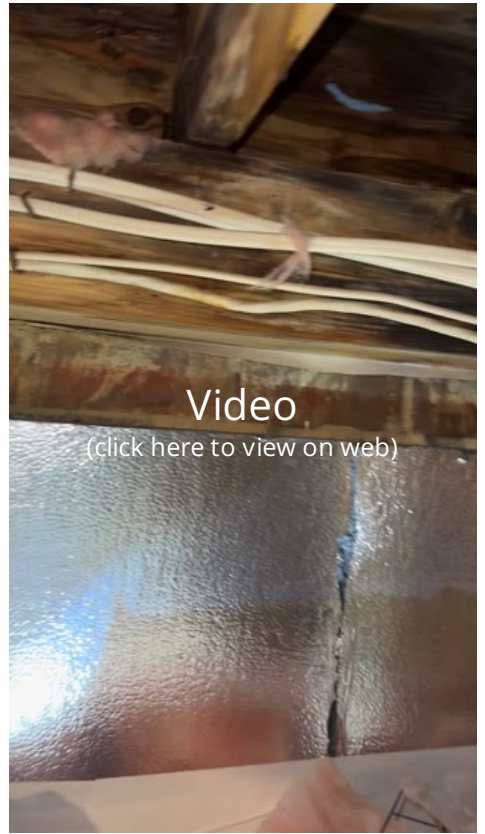
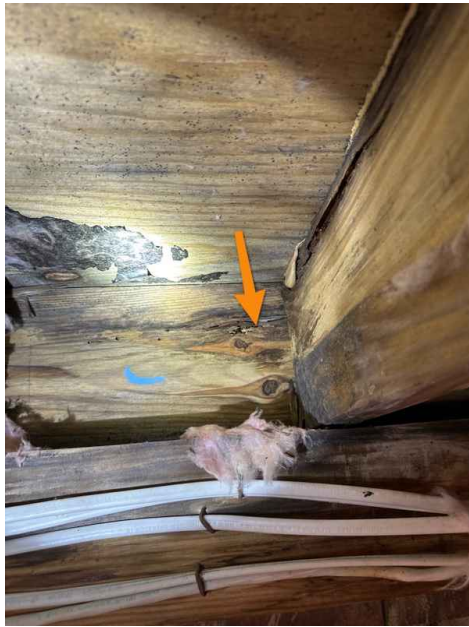
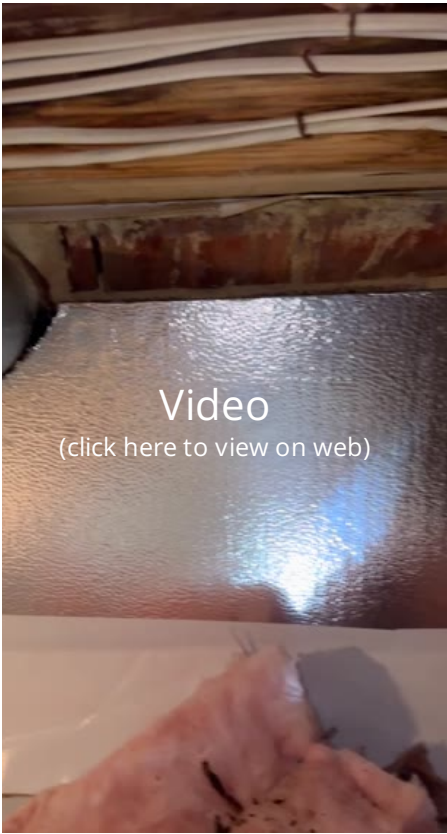
Moisture stained framing dry at 6% moisture



2 joists damaged under kitchen sink



(click here to view on web)



Limitations

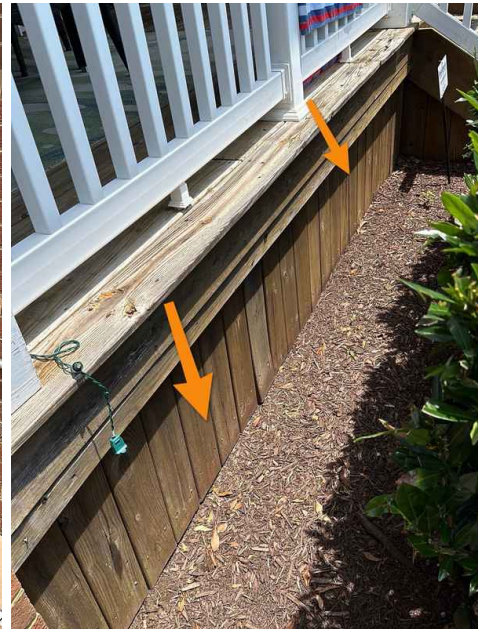
Inspection overview photos

NO ACCESS UNDER DECK

There was no visible or physical access to the deck structure at the rear. Deck structure cannot be inspected.



No access



No access