

PROPERTY NAME/ADDRESS 19777 N 76th St, #1348 Scottsdale, AZ 85255	DATE OF INSPECTION 06/27/2016
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AT THE TIME OF THE INSPECTION THE PROPERTY WAS
 Vacant
 Occupied
 Unfurnished
 Furnished

CONDITIONS CONDUCTIVE TO INFESTATION

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

<input type="checkbox"/> Fence Abutting Structure	<input type="checkbox"/> Pier Posts	<input type="checkbox"/> Plants/Trees Contacting Structure
<input type="checkbox"/> Concrete Form Boards	<input type="checkbox"/> Porch Stairs	<input type="checkbox"/> Other _____
<input type="checkbox"/> Porch Post	<input type="checkbox"/> Trellis	

Comments:

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

Comments:

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

<input type="checkbox"/> Evidence of surface water draining toward house	<input checked="" type="checkbox"/> Stucco at or below grade
<input type="checkbox"/> Floor level or planters at or below grade	<input type="checkbox"/> Joists in crawl space less than 18" above grade
<input type="checkbox"/> Wood siding below grade	<input type="checkbox"/> Other _____

Comments: Stucco at grade at several locations around building.

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

<input type="checkbox"/> Standing Water	<input type="checkbox"/> Water Damage	<input type="checkbox"/> Bath/Shower/Toilet Leaking	<input type="checkbox"/> Inadequate Ventilation
<input type="checkbox"/> Sprinklers Hitting Structure	<input type="checkbox"/> Water Stain	<input type="checkbox"/> Plumbing Leaks	<input type="checkbox"/> Other _____
<input type="checkbox"/> Crawl Space/Water Leaking	<input type="checkbox"/> Improper Condensate Drainage	<input type="checkbox"/> Attic/Roof Leak	

Comments:

19. INACCESSIBLE AREAS (EM)
 YES
 NO
 (If YES, check mark and explain)

<input checked="" type="checkbox"/> Atti - All	<input checked="" type="checkbox"/> Floors	<input type="checkbox"/> Sub/Crawl Space Area -- Clearance
<input checked="" type="checkbox"/> Attic - Joists	<input checked="" type="checkbox"/> Wall Interiors	<input type="checkbox"/> Sub Area/Crawl Space No Access
<input checked="" type="checkbox"/> Attic - Partial	<input type="checkbox"/> Enclosed Stairwell	<input checked="" type="checkbox"/> Areas Obstructed By Furniture Or Stored Articles
<input checked="" type="checkbox"/> Plumbing Traps	<input type="checkbox"/> Dropped Ceilings	<input type="checkbox"/> Other _____

Comments: Low headroom in attic restricts access. Insulation covering joists. Most of the attic was inaccessible due to low clearances, mechanical equipment, and insulation. No access to in floor plumbing ... (See attachment)

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

PROPERTY NAME/ADDRESS

19777 N 76th St, #1348
Scottsdale, AZ 85255

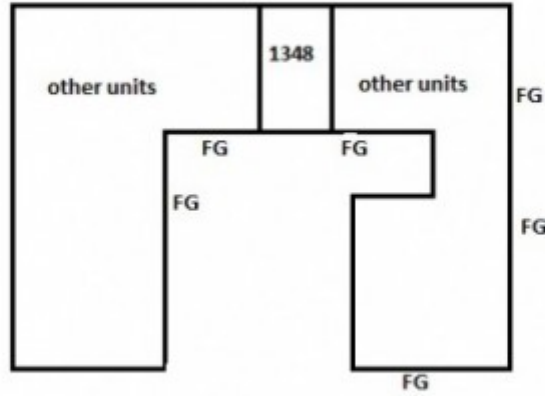
DATE OF INSPECTION

06/27/2016

GRAPH OF STRUCTURE(S)

(Note: Graph Not To Scale)

FG: faulty grade,
stucco at/below grade



IA see box 19.

PURSUANT TO: R4-29-501 (E)(5)(o) THE INSPECTOR MUST COMPLETE THE GRAPH ON PAGE (3) AND CHECK

	CODE	SEE GRAPH PAGE (3)		CODE	SEE GRAPH PAGE (3)		CODE	SEE GRAPH PAGE (3)		CODE	SEE GRAPH PAGE (3)
<input type="checkbox"/>	SU	Subterranean Termites	<input type="checkbox"/>	OW	Other Wood Destroying Insects (*)	<input type="checkbox"/>	OB	Obstructions	<input type="checkbox"/>	WD	Water Damage
<input type="checkbox"/>	DR	Drywood Termites	<input checked="" type="checkbox"/>	FG	Faulty Grade	<input checked="" type="checkbox"/>	IA	Inaccessible Areas	<input type="checkbox"/>	WS	Water Stains
<input type="checkbox"/>	DA	Dampwood Termites	<input type="checkbox"/>	EC	Wood To Earth Contact	<input type="checkbox"/>	IV	Inadequate Ventilation	<input type="checkbox"/>	RL	Roof Leaks
<input type="checkbox"/>	BE	Wood Destroying Beetles	<input type="checkbox"/>	CD	Cellulose Debris	<input type="checkbox"/>	PL	Plumbing Leaks	<input type="checkbox"/>	EM	Excessive Moisture
<input type="checkbox"/>	CA	Carpenter Ants	<input type="checkbox"/>	PA	Plantings Abutting Structure	<input type="checkbox"/>	SP	Sprinkler Hitting Structure	<input type="checkbox"/>	FI	Further Inspection Needed

(*) Other Wood Destroying Insects

ADDITIONAL NOTES

6B. LIST ALL UN-INSPECTED STRUCTURES

The property is one unit and part of a larger structure (Condo / Townhouse). The inspector was unable to view interior of other units and exterior patios of other units. We were able to view the interior of unit for sale, and a walk around all accessible exterior areas.

7. THIS INSPECTION DOES NOT INCLUDE THE FOLLOWING LISTED AREAS WHICH ARE OBSTRUCTED OR INACCESSIBLE

This inspection was conducted under accepted termite and other wood destroying organism control industry practice on the basis of visible evidence in readily accessible areas of the structure. Pay Back Pest Control inspectors are trained to detect visible infestation and damage that the untrained eye might overlook, but infestation and/or damage could be present in areas not readily visible or accessible at the time of our inspection. There for we cannot and do not in any way represent or guarantee the premises to be free from subterranean termites or any other wood destroying organisms or their damage, nor do we represent or guarantee that the total damage or infestation is limited to that disclosed in this report. **CONDITIONS GOVERNING THIS REPORT** All inspections and reports will be made on the basis of what is visible and we will not render opinions covering areas that are enclosed, obstructed or inaccessible, areas concealed by wall coverings, floor coverings, furniture, equipment, stored articles, dirt fills, or any portion of the structure in which inspection would necessitate tearing our or marring of finished work. We do not move furniture, appliances, equipment, etc.. The areas of the structure that are accessible and open for inspection will be inspected. The substructure is defined as that portion of the building below floor level of the first main subfloor. All detached garages, sheds, or other buildings on the property will be included in this inspection report unless specifically noted. If any visible damage has been reported we do not hold our inspection report to be a report on whether or not this damage should be repaired or replaced. A qualified individual should be called to ascertain the soundness of these damaged members and the building. In the course of repair work performed on the basis of this report, conditions may be revealed which were not evident at the time of the inspection. If there is visible evidence of infestation of termites or other wood destroying organisms it should be assumed that there is some damage to the building caused by this infestation. In the event we report no visible evidence of termites or other wood destroying organisms in any portion of the building inspected, we do not assume any responsibility for a termite or other wood destroying organism condition that may exist or be starting and was not visible or found by our representative at the time of the inspection. This disclaimer is necessary due to the fact that the inspection has been made only on a visual inspection of accessible areas of the building and the possibility of infestation or damage exists in areas that are inaccessible for inspection or were not included in the inspection. Due to the insidious habits of all wood destroying organisms, including termites, this possible infestation or damage could spread or become visible at any time subsequent to this inspection. Any time areas are inaccessible or obstructed further inspection is recommended. The party requesting further inspection shall be responsible for making the areas accessible or unobstructed and Pay Back Pest Control shall not be held responsible for damage incurred in accessing those areas. Charges for this or any extra service shall apply at Eco-Logic Service's discretion. Even though there may be no conclusive evidence of a previous treatment, most homes have been treated in some way for subterranean termites at some point. It is possible that the home has been treated.

19. COMMENTS

Low headroom in attic restricts access. Insulation covering joists. Most of the attic was inaccessible due to low clearances, mechanical equipment, and insulation. No access to in floor plumbing traps. Carpet and/or rugs restrict viewing of flooring. Wood wall studs and interiors were covered with drywall or paneling. Inspector could not inspect interior cavity. No access under stair well. In all rooms with cabinets, sinks, tubs, toilets, washer, dryer, refrigerator, stove, range, dishwasher, furnace (mechanical equipment), water heater, behind all wall hanging items and window treatments. Limited to no access in those areas. Vegetation around exterior next to stem wall and / or foundation limit viewing. Rooms that have furniture and stored articles - Limited to no access to those areas.