

INVOICE 136583 Dated 10/14/2011

Ace Exterminating Co., Inc.

Po Box 787
Joelton, TN 37080
615-876-7185

Site Ref No. 69103
3647 Murfreesboro Pike
Antioch, TN 37013

PREMIER AUCTION
30 Burton Hills Blvd
Ste. 175
Nashville, TN 37215

Account # 69103
Lic#: 41465
Purchase order

DESCRIPTION	INVOICE	DISCOUNT	TAX	PAYMENT	AMOUNT DUE
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For service at: Steve Condurelis/Premier Auction 3647 Murfreesboro Pike Antioch, TN 37013

Termite Letter	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
				Total Payment Amount:	\$0.00

PLEASE REMIT \$25.00

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Acc. 69103 PREMIER AUCTION
INVOICE 136583 Dated 10/14/2011
PLEASE REMIT \$25.00

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Amt. Paid _____

Check/Card # _____

Exp. Date _____

Signature _____

Email _____

Comments _____

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section 1. General Information

Inspection Company, Address & Phone
Ace Exterminating Co., Inc.
P.O. Box 787
Joelton, TN 37080

Company's Business Lic. No.

41465

Date of Inspection

10-14-2011

Address of Property Inspected

**3647 Murfreesboro Pike
ANTIOCH, TN. 37013**

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

David W. Bradshaw

23760

Structure(s) Inspected

House (1)

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) _____
 - 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.

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 contracted 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) _____
- Recommend treatment for the control of _____

Section IV. Obstructions and Inaccessible Areas

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

- Basement **1, 3, 4, 10, 13**
- Crawlspace **13**
- Main Level **1, 3, 4, 6, 13, 9**
- Attic **10**
- Garage **3, 6, 7, 13**
- Exterior **13, 16, 1**
- Porch **12**
- Addition **SUN ROOM, 13**
- Other _____

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 wall 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)

Inspection certificate and or treatment must be paid at closing or inspection report is invalid.

Attachments **(See Graph)**

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 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 crawl spaces 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, attic, 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 or 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 crawl space, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscaping 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 inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

- Perimeter Plus Treatment
- Termite Bait Stations
- Complete Termite Drill Out
- Pretreatment
- Spot Treatment
- Retreatment



Exterminating, Inc.

P.O. Box 787
Joelton, TN 37080

(615) 876-7185

- Fungus Treatment
- Moisture Barrier
- Temp. Control Vents
- Floor Support
- Repair
- Deep Wells

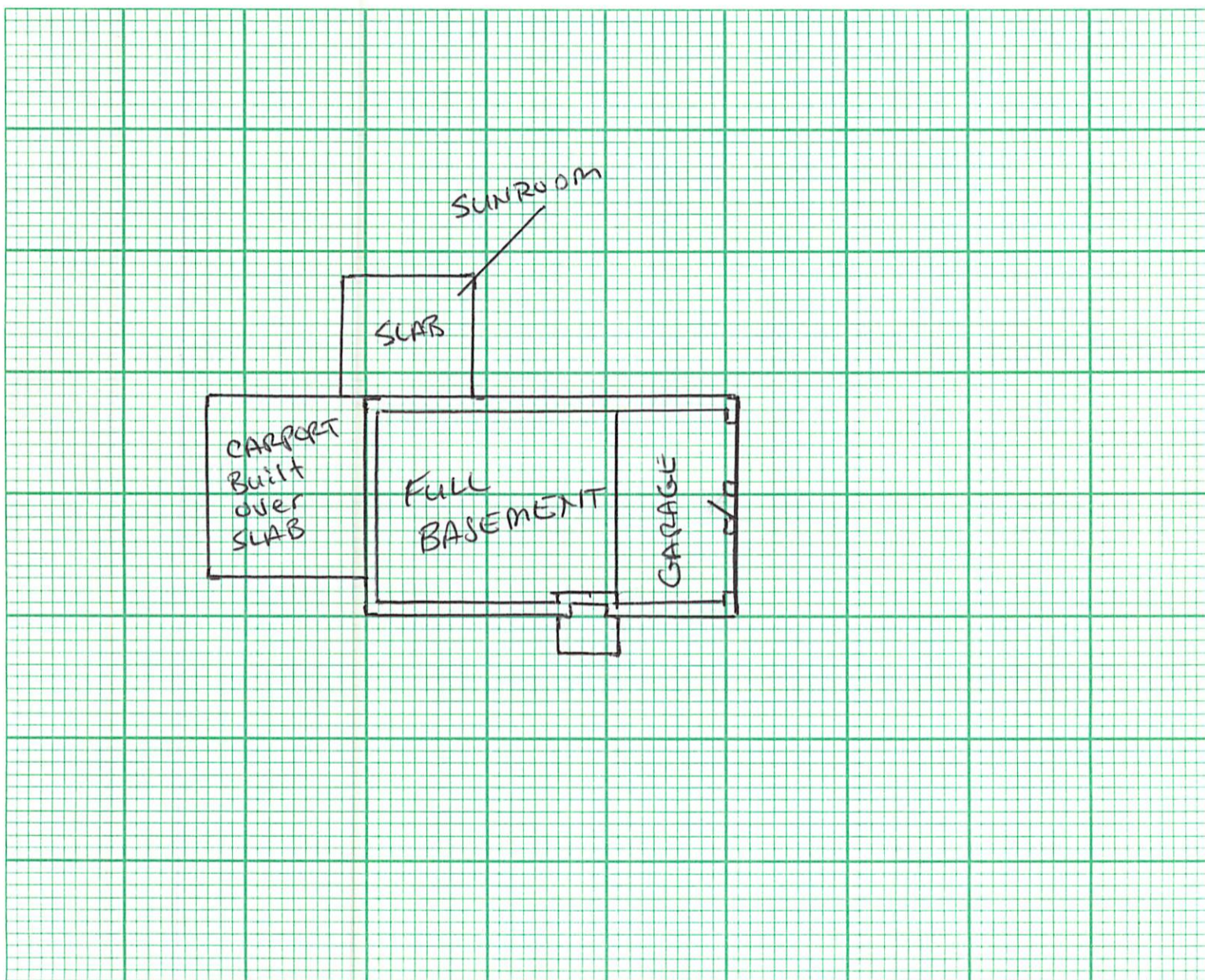
OWNER'S NAME Robert Buckley OCCUPANT _____ DATE 10-14-2011

TREATING ADDRESS 3647 Murfreesboro Pike CITY NASHVILLE STATE TN ZIP 37013

BUSINESS PHONE _____ HOME PHONE _____ INSPECTED BY DWR

WE HAVE ON THIS DATE COMPLETED AN INSPECTION OF THE STRUCTURE(S) INDICATED ABOVE. OUR FINDINGS ARE AS FOLLOWS:

- | | | | |
|--|---|-----------------------------------|---------------------------------|
| <input checked="" type="checkbox"/> No evidence of termites found in structure | <input type="checkbox"/> Evidence of termite infestation in debris | | |
| <input type="checkbox"/> Live termite activity in debris under structure | <input type="checkbox"/> Evidence of termite infestation found in structure | | |
| <input type="checkbox"/> Live termites now active in structure | <input type="checkbox"/> Moisture Reading 1. LR _____ 2. LF _____ 3. CR _____ | | |
| <input type="checkbox"/> Damage resulting from termites found | 4. CF _____ 5. RR _____ 6. RF _____ | | |
| <input type="checkbox"/> Minor damage visible | <input type="checkbox"/> Excessive dampness | <input type="checkbox"/> Wood rot | <input type="checkbox"/> Fungus |
| <input type="checkbox"/> Medium damage visible | <input type="checkbox"/> Powder post beetles | <input type="checkbox"/> Rodents | <input type="checkbox"/> Ants |
| <input type="checkbox"/> Extensive damage visible | | | |



CODE

Electricity Yes No

XXXX Infested area - termites
 ✓✓✓ Damaged area - termites

++++ Repairs needed
 0000 Damage other than termites

Water Yes No

TREATMENT SPECIFICATIONS

- | | |
|--|--|
| <input type="checkbox"/> 1. Install ___ termite bait stations | <input type="checkbox"/> 13. Rod and trench soil adjacent to inside foundation wall |
| <input type="checkbox"/> 2. Trench and treat soil adjacent to outside foundation wall | <input type="checkbox"/> 14. Drill concrete block foundation and treat voids in wall |
| <input type="checkbox"/> 3. Treat voids of 2nd brick foundation by drilling through mortar joints at 16" intervals | <input type="checkbox"/> 15. Remove cellulose debris from under building |
| <input type="checkbox"/> 4. Drill concrete slab at doorjamb | <input type="checkbox"/> 16. Treat soil in crawl |
| <input type="checkbox"/> 5. Drill and treat the soil beneath concrete slab, porches or patios | <input type="checkbox"/> 17. Scrape insulation off foundation <input type="checkbox"/> 4" on top or <input type="checkbox"/> 4" on bottom or <input type="checkbox"/> both |
| <input type="checkbox"/> 6. Short rod underneath slab | <input type="checkbox"/> 18. Treat infested wood members |
| <input type="checkbox"/> 7. Expansion joint treatment | <input type="checkbox"/> 19. Treat ___ floor joists ___ sill ___ sub flooring |
| <input type="checkbox"/> 8. Plug drill holes in slab and brick | ___ box header for powder post beetles ___ fungus |
| <input type="checkbox"/> 9. Rod or trench fence and treat | <input type="checkbox"/> 20. Treat under structure with wood preservative for fungus |
| <input type="checkbox"/> 10. Trench and treat deck posts | <input type="checkbox"/> 21. Install vapor ground cover |
| <input type="checkbox"/> 11. Drill and treat voids of piers and chimney bases | <input type="checkbox"/> 22. Install _____ automatic vents |
| <input type="checkbox"/> 12. Remove all visible termite tubes | <input type="checkbox"/> 23. Install _____ deep vent walls |
| | <input type="checkbox"/> 24. Plug carpenter bee holes |

Additional specifications and comments _____