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PEST INSPECTION

18 Crestmont Cir
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Mike and Ashley Cromley

MAY 9, 2019



Inspector

Dan Meske

Dan Meske

InterNACHI Certified Home Inspector

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Agent

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Wood Destroying Organism Inspection

SUMMARY



ITEMS INSPECTED



RECOMMENDATION

- ② 1.2.1 SECTION 1 – GENERAL INFORMATION - Inspection Information: Scope of Work
- ② 2.1.1 SECTION 2 – INSPECTION FINDINGS - Findings: Exterior Siding too close to soil
- ② 2.1.2 SECTION 2 – INSPECTION FINDINGS - Findings: Left End Basement Windows
- ② 2.1.3 SECTION 2 – INSPECTION FINDINGS - Findings: Gap at Basement Concrete Floor Slab/Wall Intersection

1: SECTION 1 – GENERAL INFORMATION

1.1	Inspection Company
1.2	Inspection Information

Information

Inspection Company: Inspector Name

Dan Meske

Inspection Information: Structure(s) on Property Inspected

Home, Garage

Inspection Information: Inspection and Report requested by

Mike and Ashley Cromley

Inspection Information: Report sent to Requester and to

Darlynn Wolfe

Observations

1.2.1 Inspection Information

SCOPE OF WORK

I conducted an inspection specifically to find live, dead or evidence of wood destroying organisms, namely termites, carpenter ants, carpenter bees, powder post beetles, mold and fungus. The inspection locations included the basement, garage, both living levels, the exterior perimeter below the siding, and limited attic space.

I was unable to find any presence or evidence of wood destroying insects or fungus, and only a minor amount of surface mold-like substance. I also found no evidence of past termite/insect treatment. There is further information on the presumed mold later in this report.

There is a presence of some spiders in the basement that may be fumigated prior to move-in.

2: SECTION 2 – INSPECTION FINDINGS

2.1	Findings
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Information

Findings: Live WDO(s) observed (common name & location) None	Findings: Evidence of WDO(s) (dead wood-destroying insects or insect parts, frass, shelter tubes, exit holes, or other evidence) None	Findings: Damage caused by WDO(s) None
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Observations

2.1.1 Findings

EXTERIOR SIDING TOO CLOSE TO SOIL

Front garage wall siding is very close to the top of the mulch bed and makes it easy for termites to travel the short distance to the wood framing of the structure. The siding should be maintained 6" above the ground surface to help limit insect entry. The distance may discourage termites but will also make it easy to see termite tubes extending up to the siding.

Recommendation

Contact a handyman or DIY project



2.1.2 Findings

LEFT END BASEMENT WINDOWS

The two left end basement windows can allow termites and other insects easy access to wood structure and entry to the interior of the home. Recommend installing window wells to allow a greater distance from ground to windows. Also at the windows, a crack in the mortar sill and deteriorated caulking should be repaired or replaced to stop insect entry at these points.

Recommendation

Contact a handyman or DIY project



2.1.3 Findings

GAP AT BASEMENT CONCRETE FLOOR SLAB/WALL INTERSECTION

A gap exists and is viewable at the basement floor slab to block wall intersection at/near the water heater. There is also the appearance of minor surface mold or algae in this area. The presence of the gap and the moisture is an ideal location for termites to enter. The gap makes easy entry and the moisture is the ideal termite environment.

Recommend sealing as much of the gap as possible with a good grade sealant, clean the mold with a bleach or mold cleaning solution and monitor this area for excess moisture/water. It is advised to maintain low humidity in the basement.

Recommendation

Contact a handyman or DIY project



Seal gap



Clean Mold-like substance



Seal Gap

3: SECTION 3 – OBSTRUCTIONS AND INACCESSIBLE AREAS

3.1	Attic
3.2	Basement
3.3	Garage

Information

Attic: Specific Areas
Attic

Basement: Specific Areas
Finished Areas, unfinished areas

Basement: Reason
Wall, floor and ceiling finishes cover up the concrete floor slab, CMU walls, sill plate. Unfinished areas are used as storage.

Garage: Specific Areas
Walls with drywall

Garage: Reason
Drywall extends to CMU, leaving wood unexposed



Attic: Reason
Attic space is not walkable without disturbing the blown-in insulation.



4: SECTION 4 – EVIDENCE OF PREVIOUS TREATMENT

4.1	Previous Treatment
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Information

Previous Treatment: Evidence of previous treatment

No evidence of previous treatment present.