



*Join the Pest Free Nation!*  
[www.PestNation.com](http://www.PestNation.com)

843.867.2807

## Termite, Pest, & Rodent Evaluation Report

---

Thank you for allowing PestNation to evaluate this property. Please note: **THIS REPORT IS NOT AN OFFICIAL STATE OF SOUTH CAROLINA WOOD INFESTATION REPORT (CL-100). OUR OFFICE WILL CONTACT YOU TO VERIFY INFORMATION AND TO SUPPLY YOU WITH THE OFFICIAL STATE REPORT IF NEEDED.** Please call us at 843.867.2807 or email us at [Office@PestNation.com](mailto:Office@PestNation.com) if you have questions.

**DATE:** Jan 12, 2022  
**CLIENT LAST NAME:** Sample  
**ADDRESS (street):** 123 Sample Dr  
**CLIENT EMAIL:** rob@pestnation.com  
**AGENT EMAIL:** rob@pestnation.com  
**PEST INSPECTOR:** Sample Employee  
**PRESENT AT INSPECTION:** Client and Agent  
**HOME INSPECTION COMPANY:** Step By Step  
**IMAGE OF STRUCTURE:**



## Termite Findings

---

This property was inspected for active and/or previous wood destroying organisms, pest, and rodent evidence and conducive conditions that may lead to an infestation. This inspection does not determine the presence or extent of any termite, pest, rodent damage to the structure nor does this inspection evaluate the structural integrity of the structure. This is an inspection of the readily accessible areas of the structure that exist at the time of the inspection. This inspection does not include areas behind finish materials, above ceilings, inside of walls, behind stored items, behind furniture, behind heavy vegetation, or any areas that are not readily accessible and visible to the inspector. This inspection is not a guarantee or warranty against future or concealed pest, termite, or rodent issues or damage of any kind nor does this inspection determine the presence or efficacy of previous termite treatments to the property.

**This report will include our findings and treatment options for any problems found or for prevention of future problems.**

**STRUCTURE TYPE:**

Single Family Crawl

**TERMITE INSPECTION FINDINGS:**

No current activity in the visibly accessible areas of the structure, but there are signs of a previous infestation

**LOCATION OF TERMITE FINDINGS:**

See Graph  
Crawl Space

**COMMENTS:**

Previous termite activity in crawlspace at right side of crawlspace.

**DRYWOOD TERMITES:**

None

**POWDER POST BEETLES:**

None

**WOOD BORING BEETLES:**

None

**OTHER WOOD DESTROYING INSECTS:**

See Graph  
Damage  
Carpenter Ants

**WOOD DESTROYING FUNGI BELOW 1ST FLOOR (not molds and mildews):**

See Graph

Previous Infestation, wood moisture level under 28%

**EXCESSIVE MOISTURE CONDITIONS BELOW 1ST MAIN FLOOR:**

No, wood moisture content below 20%

**MOISTURE LEVEL RANGE OF WOODEN SUBSTRUCTURE:**

0-19%, see graph

10-19%, see graph

**IMAGES:**



**DAMAGE NOTED IN READILY ACCESSIBLE AREAS:**

Termite damage, see graph

Wood Decay Fungi damage below 1st main floor, see graph (does not include anything above 1st main floor)

Decay damage at lower doors/windows/trim, see graph

**EVIDENCE OF PRIOR TERMITE TREATMENT:**

No

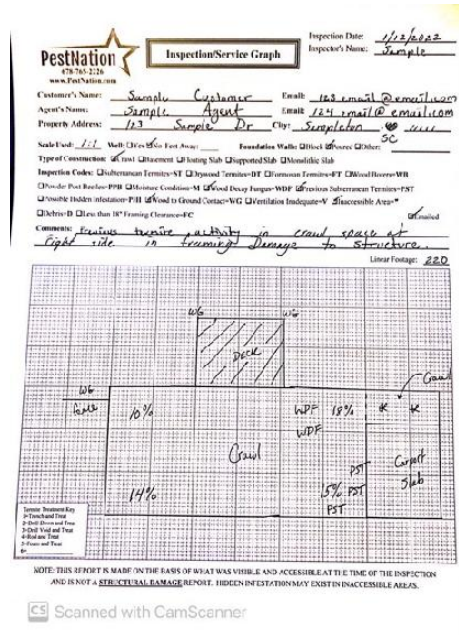
**CONDUCTIVE CONDITIONS:**

See Graph  
Wood to Ground Contact  
Inadequate Vapor Barrier in Crawl Space

**OBSTRUCTED OR INACCESSIBLE AREAS:**

None

**IMAGE OF GRAPH:**



**IMAGES:**



**IMAGE COMMENTS:**

Pictures 1-5 show areas in the framing in the crawl space where there is old wood decaying fungi and termite activity is.

Pictures 6&7 show conducive conditions for termite activity, which is no vapor barrier and wood to ground contact at the fence post.

# Termite Solutions

Due to the climate in South Carolina, termite protection is recommended even if the structure is currently free of termite activity. The most effective treatment method is the installation of the Sentricon with Always Active system combined with a liquid termiticide treatment at the foundation of the structure. This will give immediate and ongoing control over termites around the structure.

**TERMITE TREATMENT RECOMMENDED:** Yes, structure has had a previous infestation with no signs of recent treatment

**PESTNATION'S SENTRICON SYSTEM w/ ALWAYS ACTIVE & DOUBLE DEFENSE TREATMENT INITIAL FEE:** \$750.00

**ANNUAL RENEWAL FEE FOR SENTRICON SYSTEM:** \$300.00

**LIQUID SPOT TREATMENT NEEDED:** See Graph  
Crawl Space

**WARRANTY PROVIDED WITH SENTRICON SYSTEM:** Retreatment Only Warranty due to Number of Termite Issues

**CLICK FOR INFO ON THE SENTRICON ALWAYS ACTIVE SYSTEM:** <https://youtu.be/smnlTvU9WQ0>

# Pest Findings and Solutions

**GENERAL PEST FINDINGS:** General Crawling Pests  
Ants  
Spiders  
Roaches

**LOCATION OF PEST FINDINGS:** Exterior  
Attic

**IMAGES:**



**PEST PREVENTION RECOMMENDED:** Yes, South Carolina's climate is conducive to pest issues

**PESTNATION'S PESTGUARD INITIAL SERVICE FEE:** \$99.00

**ONGOING PER SERVICE FEE:** \$82.00

**SERVICE FREQUENCY:** Every 3 Months

**COMMENTS:**

Picture shows conducive condition for pest issues around the home and a current issue of roaches in the attic.

**Mosquito Findings and Solutions**

---

**MOSQUITO FINDINGS:**

- Breeding Sites
- Damp Areas
- Conducive Conditions on Property
- Conducive Conditions on Neighboring Property

**IMAGES:**



**IMAGE COMMENTS:**

Picture show surrounding vegetation conducive to mosquito issues in South Carolina.

**MOSQUITO PREVENTION RECOMMENDED:**

Yes, South Carolina's climate is conducive to mosquito issues

**PESTNATION'S MOSQUITOGUARD INITIAL SERVICE FEE:**

\$79.00

**ONGOING PER SERVICE FEE:**

\$61.00

**SERVICE FREQUENCY:**

Monthly March - October

**MOSQUITO TREATMENT ZONE:**

100ft radius around structure

**Rodent and Wildlife Findings**

---

**IMPORTANT INFORMATION REGARDING RODENTS and THE FINDINGS IN THIS REPORT:** A rodent problem can start or worsen very quickly. If there are any signs of rodent activity noted in this report, it is highly recommended that a rodent exclusion with warranty be completed. Our inspector is only in the home for a very short period of time and we cannot predict future rodent issues. The species of rodent may also vary over time. For example, our inspector may report a squirrel problem in this report, but a rat problem could very easily begin if the gaps to the home are not sealed. We also cannot determine if previous exclusion work completed by the homeowner will be a viable solution long term. Any rodent concerns should be resolved either by completing a new exclusion with warranty or checking with the pest control company that currently has an exclusion and warranty on the property. We recommend that a warranty against rodent re-entry is placed on the property. This will protect you if the rodent issue worsens over time or starts up again.

The purpose of this report is not to assess rodent damage or contamination levels in and around the home. This report serves only to notify the client if the possibility of a rodent problem exists. Further due diligence is always recommended when a rodent issue of any kind is suspected.

**EVIDENCE REVEALED:**

Activity or Previous Activity Observed. All concerns regarding the possibility of rodent activity should be resolved prior to closing. Species of rodent problem can change over time. There may be ongoing rodent activity if a full rodent exclusion is not in place.

Droppings in Attic  
Tunnels/Trails in Attic Insulation  
Chewed Entry Points

**SPECIES SUSPECTED:**

Flying Squirrel  
Rats

**EVIDENCE LOCATED AT:**

Attic

**ENTRY POINTS OBSERVED:**

Gaps at Roof Perimeter  
Gaps in Foundation

**TYPE OF FOUNDATION:**

Crawl space with poured walls

**IMAGES:**





**COMMENTS:**

Pictures 1-4 show evidence of droppings in the attic space.

Picture 5 showing evidence of tunneling through the insulation.

Pictures 6-7 show common entry points on at the crawl space vents.

## Frequently Asked Questions

---

### **WHAT IS THE SENTRICON SYSTEM WITH ALWAYS ACTIVE?**

Sentricon stations will be placed at strategic locations around the structure. Because termites are constantly foraging for a food source, they will eventually find the Sentricon stations. The termites will identify the Sentricon stations as a food source. Each Sentricon station comes loaded with an Insect Growth Regulator that will wipe out the termite colony. Over time, the Sentricon system will gain control over the termite colonies around your structure.

### **WHAT IS A LIQUID TERMITE TREATMENT?**

This will consist of trenching at the foundation of the structure, drilling through attached patios, driveways, and garage floors and applying a liquid termiticide.

### **WHAT IS A LIQUID SPOT TREATMENT?**

This is used in conjunction with the Sentricon system to quickly gain control over termite activity in a specific location. The Sentricon system will be strategically placed around the structure and a liquid spot treatment will be applied at an active termite location.

### **WHAT IS A DAMAGE/REPAIR WARRANTY?**

In the unlikely event that termites infest and do damage to the structure after our treatment, we will re-treat the area and repair any new damage.

### **WHAT IS A RE-TREATMENT ONLY WARRANTY?**

In the unlikely event that termites infest the structure after our treatment, we will re-treat the area. Damage repairs are not included with this type of warranty.

### **WHAT IS THE SENTRICON WITH DOUBLE DEFENSE TREATMENT?**

This is a double layer of protection around the structure that takes advantage of the benefits of both liquid and termite baiting. Sentricon stations will be installed around the perimeter of the structure and a liquid "trench and treat" will be installed at the foundation perimeter.

**WHAT ARE CONDUCTIVE CONDITIONS FOR TERMITES?**

This includes wood to ground contact, inadequate framing clearances in crawl spaces, cellulose debris in crawl spaces, inadequate ventilation in crawl spaces, and moisture issues. It is recommended that as many conducive conditions as possible be eliminated.

**WHAT IS PESTNATION'S PESTGUARD?**

This is a quarterly inspection and treatment that covers all general crawling pests. On our initial visit, we will conduct a thorough inspection and treatment on the interior and exterior of the structure, including attics and crawl spaces. After the initial visit, we will inspect and treat the exterior perimeter of the structure each quarter. This will stop pests before you see them! Remember, if you ever have a pest issue inside, we will be happy to inspect and treat for you. This service is guaranteed, if pests return, so will we... for free!

**HOW DOES PESTNATION'S MOSQUITOGUARD TREATMENT WORK?**

Our mosquito service is completed monthly from February to October. All mosquito breeding sites and standing vegetation are treated each month. This will greatly reduce the amount of mosquitoes in your yard. This service is safe for children and pets, but not for mosquitoes. A 100ft radius around your structure will be treated under our standard service. Take back your yard from mosquitoes today!

**WHAT IS A RODENT EXCLUSION?**

A rodent exclusion service will seal up all possible entry points in your structure from the roof to the ground. Once the home is sealed, rodents remaining inside of the structure will be removed through a "one way" door or by trapping. We will return to check the traps until all rodents have been removed. Once complete, the structure will be rodent free and under warranty against re-entry.

## Company Information

---

**IMPORTANT NOTE:** This report only includes findings from the readily accessible and visible areas of the structure that were present at the time of inspection. In addition to inaccessible areas documented in this report, examples of other inaccessible areas include: crawl spaces that are less than 18 inches in height, areas that have heavy vegetation, areas that have heavy stored items, locked areas, unsafe areas, areas covered by drywall, and areas covered with insulation. The inspector does not move items or insulation and does not dismantle any portion of the structure in order to complete the inspection. There is always the possibility of termite activity/damage in areas that are not accessible to the inspector. Wood destroying organisms may infest or re-infest a structure at any moment. No warranty is provided as part of this inspection. It should be assumed by the client that most structures in South Carolina will experience termite activity at some point. Even if no infestation is visible, the client should budget for a termite treatment and warranty in order to ensure termite protection. This is not a damage inspection of any kind nor does this inspection determine the presence or efficacy of previous termite treatments to the property.

Thank you for allowing PestNation to be a part of your real estate transaction! If you have any questions, please call us at 843.867.2807 or email to [Office@PestNation.com](mailto:Office@PestNation.com)

PestNation  
843.867.2807  
[office@PestNation.com](mailto:office@PestNation.com)  
[www.PestNation.com](http://www.PestNation.com)