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844-RIP-BUGZ

Termite, Pest and Rodent Inspection Report

Thank you for allowing PestNation to conduct a thorough inspection of your property.

Please note that this report is not an official State Wood Infestation Inspection Report, also known as a termite letter. If you require an official state document, please call us at 844-RIP-BUGZ or email us at reports@pestnation.com with your address and we will promptly dispatch it before your scheduled real estate closing date.

Should you have any questions or need the official document, please do not hesitate to contact us by phone or email. Thank you for choosing PestNation. We are here to assist you with any further needs.

Inspection Date:	Dec 7, 2025
Client Name:	John Doe
Client Email:	mickey.spillane@pestnation.com
Client Phone Number:	8178456741
Agent Email:	samuelo.bombiza@pestnation.com
Address (street):	123 S Willow CT
Address (City, State, Zip):	Cumming GA 30212
Structure Type:	Single Family Dwelling- Slab
Year Built:	2006
Square Footage:	1870
Lot Size:	0-.25 Acres

Image of Property:



Property Image Notes:

Front, sides, and back of home.

For further information regarding the findings below,
please see the pest section of the Spectora report.
Thank you!

Termite

This property has been inspected for active and/or previous wood-destroying organisms and conducive conditions that could lead to an infestation. Please note that this inspection does not determine the presence or extent of any termite damage to the structure, nor does it evaluate the structural integrity of the structure. This inspection covers only the accessible areas of the structure that were visible at the time of the inspection. It does not include areas behind finish materials, above ceilings, inside of walls, behind stored items, behind furniture, behind heavy vegetation, or any other areas that were not readily accessible and visible to the inspector.

This inspection is not a guarantee or warranty against future or concealed termite issues or damage of any kind, nor does it determine the presence or efficacy of previous termite treatments to the property.

Termite Inspection Revealed:

Active termite activity found at time of inspection.

Location of Termite Findings:

Exterior siding and garage

Approx Linear Footage:

215

Termite Inspection Obstructed or Inaccessible Areas:

Furniture
Sub-floors
Attic Insulation
Wall Coverings/ Sheetrock
Appliances
Cabinets/ Shelving Built into Walls
Plumbing Voids
Siding Below Grade (mulch is too high, or siding goes directly into soil)
Personal Belongings Against the Walls
Ductwork
Personal Belongings Within the Cabinets

Termite Conducive Conditions:

Siding less than 6 inches from grade
AC lines dripping water next to foundation-- Needs to be extended four feet

Does the property currently have an active termite warranty?:

Speak with the homeowner regarding treatment records.

Termite Images:



Termite Image Notes:	During the inspection, we found active termite activity in the exterior siding and garage door of the home.
Termite Treatment Recommended:	Yes, treatment is recommended due to signs of termites.
Type of Treatment Recommended:	Sentricon with Liquid Spot Treatment
Sentricon System Fee:	\$999.00
Annual Renewal Fee:	\$350.00
Type of Warranty Provided:	Retreat Warranty

Rodent & Wildlife

Please note the following important information regarding rodents and the findings in this report:	
A rodent problem can escalate quickly. If any signs of rodent activity were observed during the inspection, we highly recommend completing a rodent exclusion. Our inspector is only on-site for a short period, and we cannot predict future issues or changes in rodent species. We cannot determine if previous exclusion work completed by the homeowner will be a lasting solution. Any rodent concerns should be addressed either by completing a new exclusion with a warranty or by contacting your current pest control company if you have an existing rodent warranty. We recommend placing a warranty against rodent re-entry on the property. The purpose of this report is not to determine rodent damage or contamination levels. This report serves only to inform you of a possible rodent problem. Further due diligence is always recommended if a rodent issue is suspected.	
General Rodent Findings:	Roof Rats Bats Flying Squirrels
Location of Rodent Findings:	Attic
Approximate Linear Footage:	215

Issues which need to be Resolved Prior to the Exclusion:

Full Gutter Line Accessible?

Gutters full of debris

Yes

Gutter Guards?

No

Does the property currently have an active rodent warranty?:

Speak with the homeowner regarding treatment records.

Rodent Images:



Rodent Image Notes:

During the inspection, we found live bats in the attic, along with rodent droppings consistent with roof rats and flying squirrels. We also observed that the gable vent screen is damaged, which can create accessible entry points for rodents and other wildlife, increasing the likelihood of active or future infestations.

We recommend a full exclusion service, which involves sealing all current and potential entry points throughout the structure to prevent bats, rodents, and other wildlife from entering or re-entering the property. This is the most effective long-term solution to resolve the existing activity and protect the home moving forward. Please see the pricing below.

Full Exclusion and bat removal: \$3500 (\$2300 exclusion and \$1200 bat removal)
Cleanout on hard surfaces and disinfectant: \$275

Wildlife Service Recommended:	Yes, visible signs of rodent/wildlife activity found during the inspection.
Type of Wildlife Service Recommended:	Complete Exclusion Trapping Rodent Bait Boxes
Wildlife Exclusion Initial Fee:	\$2,300.00
Exclusion Renewal Fee:	\$230.00
Rodent Bait Box Initial Fee:	\$250.00
Rodent Bait Box Monthly Fee:	\$50.00

Company Information

Thank you for the opportunity to inspect the property. The quotes provided in the report are for services we highly recommend considering before closing, if applicable. As a full-service pest control company, we are dedicated to working hard on your behalf. If any curative treatments are needed during the real estate process, we hope you will choose us as your vendor.

Please do not hesitate to contact us at 844-RIP-BUGZ or office@pestnation.com if you have any questions or concerns. For your convenience, you will also find a few additional recommended services at the bottom of this report that you may wish to consider before or after closing.

Image:



End of Report - Below are Recommended Services Only

General Pest Findings:	General Household Pests
Location of Pest Findings:	Interior Exterior

Pest Images:





Pest Image Notes:

During the inspection, we found general pest activity, evidence of roaches, potential roaches or cricket droppings, carpenter bee damage to wood and wasps at the home. We recommend pest control

Pest Prevention Recommended:

Carpenter bee treatment \$250

Type of Pest Treatment Recommended:

Yes, our climate is conducive to pest issues.

Pest Control Initial Fee:

Quarterly Pest Control

Pest Control Monthly Fee:

\$175.00

\$38.00

Mosquito Prevention Recommended:

Yes, our climate is conducive to mosquito issues.

Location of Mosquito Findings:

Breeding Sites

Conducive Conditions on Property

Conducive Conditions on Neighboring Property

Treatment Zone:

0 - .25 Acres

Mosquito Initial Fee:

\$69.00

Mosquito Monthly Fee:

\$68.00

Service Frequency:

9 monthly treatments (March - November)

FAQS

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 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 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 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 A RODENT EXCLUSION?

A rodent exclusion is a full scale rodent elimination service whereas the company seals up all rodent entry points from the foundation to the roofline. Oftentimes, the service focuses on sealing up the "builder's gap" which is a common entry point for rodents around the roofline of a property. The service comes with a renewable 1 year warranty and is 100% guaranteed.

ARE THERE LIMITATIONS WITH THIS INSPECTION?

This report only includes findings from the accessible and visible areas of the structure that were seen 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 break apart any portion of the structure in order to complete the inspection. There is always the chance of termite activity/damage in areas that are not accessible by the technician at the time of the inspection. Wood destroying organisms may infest or re-infest a home at any time. This inspection report does not provide a warranty on the home. It should be assumed that due to the southeastern climate that termite activity is "not if, but when" the infestation will occur at a home. Even if no termites are visible, the client should budget for a termite preventative treatment and warranty in order to ensure protection. This is not an inspection of the damage to a structure nor does it determine the presence of previous termite treatment.