



Date: 07/21/2025
Attn: Sam Gray
Email: DANAKINGREALESTATE@GMAIL.COM;RIVERRUNLAUND RY@GMAIL.COM
Address: 7895 Goodman Branch Rd
Pages (including cover): 8

***Please be advised payment is due at the time of service. The person responsible must contact us to make arrangements.**

The cost for us to do a termite treatment on the home with a 10-year bond would be \$1195.00. There is an annual renewal fee of \$150.00.

Our Pest control plan has an initial cost of \$90, with a recurring monthly billing charge of \$30 a month with a card on file. We will treat your home four times a year and will reach out to you to schedule via email, phone calls, and text messaging. This plan covers ants, roaches, spiders, and silverfish. If you have issues in between your services, you get free callbacks.

Feel Free to Contact Our Office with Any Questions
Thank you, WDIR TEAM AT BUG-N-A-RUG



****Sign up for our quarterly pest control only \$90.00 per quarter when this report is mentioned. ****

****1 year contract must be signed for quarterly pricing.**

THIS REPORT IS MADE IN ACCORDANCE WITH AND SUBJECT TO THE CONDITIONS ON THE REVERSE SIDE OF THIS PAGE
 This is not a structural damage report. Neither is this a warranty as to the total absence of wood-destroying insects.

OFFICIAL NORTH CAROLINA WOOD-DESTROYING INSECT INFORMATION REPORT

This is to report that a qualified inspector employed by the below-named firm has carefully inspected readily accessible areas of the property located at the address below for wood-destroying insects. This report specifically excludes hidden areas and areas not readily accessible (see section 2 below) and the undersigned pest control operator has not made any inspection of such hidden areas or of such areas not readily accessible. This is not a warranty as to the total absence of wood-destroying insects or damage from same. This inspection described herein was made on the basis of visible evidence. This report is submitted without warranty, guarantee, or representation as to concealed evidence of infestation or damage or as to any future infestation.

1.	Seller's Name(s)	_____
	Buyer's Name(s)	SAM GRAY
	Address of Property	7895 GOODMAN BRANCH RD, Leland, NC 28451
	Structure(s) Inspected:	A. Main Residence Only <input checked="" type="checkbox"/> B. Other _____

F I N D I N G S

2. Areas of the property which are deemed to be obstructed or inaccessible:
 Under and behind insulation: crawl; Under deck and behind support posts; Crawlspace inaccessible: front and back wooden deck.

Note: Certain areas of all structures are obstructed or inaccessible (see numbers 2 & 3 on the reverse side for conditions governing this report).

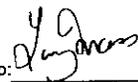
If there is evidence of a previous or an active infestation of subterranean termites and/or other wood-destroying insects in the wooden members, it must be assumed that there is some damage to the wooden members caused by this infestation, no matter how slight. If this is the case, the structural integrity of this property should be evaluated by a qualified building expert. (For the purpose of completing the report "infestation" means evidence of past or present activity by a wood-destroying insect visible in, on, or under a structure, or in or on debris under the structure.)

3. Inspection revealed visible evidence of:	Location of visible evidence of infestation:
<input type="checkbox"/> A. Subterranean termites <input type="checkbox"/> 1. Control measures were performed. <input type="checkbox"/> 2. No control measures were performed. <input type="checkbox"/> 3. Visible evidence of a previously treated infestation, which now appears to be inactive.	
<input type="checkbox"/> B. Powder post Beetles <input type="checkbox"/> 1. Control measures were performed. <input type="checkbox"/> 2. No control measures were performed. <input type="checkbox"/> 3. An infestation which now appears to be inactive.	
<input type="checkbox"/> C. Old House Borers <input type="checkbox"/> 1. Control measures were performed. <input type="checkbox"/> 2. No control measures were performed. <input type="checkbox"/> 3. An infestation, which now appears to be inactive.	
<input type="checkbox"/> D. Others _____ <input type="checkbox"/> 1. Control measures were performed. <input type="checkbox"/> 2. No control measures were performed. <input type="checkbox"/> 3. An infestation which now appears to be inactive.	

4. No visible evidence of infestation from wood-destroying insects was observed.

5. The following conditions conducive to subterranean termites were noted in this property:

FIRM: Bug-N-A-Rug Exterminators PCO Lic No.: 1890PW Date: 2025-07-21
 Address: 670 Wellington Ave, Wilmington, NC 28401 Telephone: (910) 254-9443

Signature of Authorized Company Rep:  Title: Sales manager

Purchaser's signature is required on reverse side.

OVER

CONDITIONS GOVERNING THIS REPORT

1. This report is based on observations and opinions of the inspector. It must be noted that all buildings have some structural wood members which are not visible or accessible for inspection. It is not always possible to determine the presence of infestations without extensive probing and in some cases actual dismantling of parts of the structure being inspected. Extensive probing and dismantling have not been performed.
2. This inspection and report are made on the basis of what was visible at the time of inspection. An opinion is not given on areas that were enclosed or not readily accessible: finished areas of ground level rooms (basement and split level); areas concealed by wall coverings, floor coverings, furniture, equipment, stored articles; or any portion of the structure in which inspection would necessitate tearing out or marring finished work. Furniture, appliances, equipment, insulation, fixed ceilings, etc. were not moved for inspection purposes.
3. Inspection did not include any area to which visible access would require the use of ladders or drills. Such areas are not considered to be readily accessible.
4. Detached garages, sheds, lean-tos, other buildings or fences on the property are not included in this inspection report unless specifically noted.
5. Neither I nor the company for which I am acting have had, presently have, or contemplate having any interest in this property. I do further state that neither I nor the company for which I am acting is associated in any way with any party to this transaction.

REMARKS

This space should be used to clarify any statement made above.

IT IS THE RESPONSIBILITY OF THE CLOSING AGENT TO OBTAIN PROPER SIGNATURES

Signature: _____ Date Acknowledged: 2025-07-21 _____

Signature: _____

WDNR 100 As approved by the North Carolina Pest Control Association and Structural Pest Control Committee, North Carolina Department of Agriculture
Revised July 1, 1992



Steve Troxler
Commissioner

North Carolina Department of Agriculture
and Consumer Services
Structural Pest Control and Pesticides Division

James W. Burnette, Jr.
Director

MEMORANDUM

TO: Homeowners, Realtors, Builders, Lending Institutions, Real Estate Attorneys and Other Interested Parties

FROM: Structural Pest Control Division
North Carolina Department of Agriculture

SUBJECT: Wood-Destroying Insect Information Reports (Form WDIR 100)

Introduction

The *Official North Carolina Wood-Destroying Insect Information Report* (Form No. WDIR 100), adopted by the Structural Pest Control Committee, is used for reporting the presence or absence of wood-destroying insects in structures for sale. A person must be licensed by the Structural Pest Control Division to issue this report. It is the only form which is legal for this purpose and is issued on almost every residential structure sold. Therefore, it is especially important that home-buyers, lenders and other interested individuals understand the scope and limitations of this form.

How is the inspection performed and what is inspected?

By law, an inspection for wood-destroying insects is the careful visual examination of all accessible areas of a building and the sounding of accessible structural members to determine the presence of evidence of wood-destroying insect infestation. Infestation includes both present and past activity of wood-destroying insects visible in, on, or under a structure, or in or on debris under the structure. Permanently attached decks, porches, storage sheds, etc. are included in these inspections. Outbuildings or other detached structures are not routinely inspected unless specifically requested by the client. In order for the WDIR to be completed correctly the PCO must have access to all interior and exterior areas of the structure to be inspected.

Paragraphs 1 through 4 of the "Conditions Governing This Report" on the reverse of the form discuss the extent of the inspection performed. Be familiar with these conditions. The PCO must indicate areas of the structure which were inaccessible at the time of his inspection. Obviously inaccessible areas, such as inside walls, beneath carpet or other floor coverings, etc., will not be listed separately. Inaccessible areas will not be inspected without additional charge.

What will be reported?

The WDIR is issued for informational purposes and is required to reveal information concerning wood-destroying insects only. The PCO must report all visible evidence of wood-destroying insects and any conditions conducive to subterranean termites. The WDIR is not a warranty as to the absence of wood-destroying organisms: it is a report of the apparent presence or absence of wood-destroying insects at the time of the inspection. Though sometimes referred to as such, it is not a "clearance letter," in that it does not necessarily clear a structure; and it is not a "termite letter," in that it addresses more than just termites.

Insects commonly noted on the WDIR include subterranean termites, powder post beetles, old house borers, carpenter ants and sometimes carpenter bees. Other, less common insects may also be reported.

"Conditions conducive to subterranean termites" must also be reported. At a minimum, wood making direct soil contact, cellulose debris under a structure and excessively wet wood in the crawl space must be reported as conditions conducive to subterranean termites. Other conditions which may be conducive to termites include insufficient clearance between wood members and the soil, excessive moisture in the crawl space or poor grading. The PCO must evaluate these and other conditions individually for each property inspected.

You should know that WDIR inspections are difficult to perform correctly at best. Termites are very capable of finding the only possible entry point into a structure. They need only a 1/32 of an inch crack in a mortar joint or concrete expansion joint to enter a structure. They build earthen shelter tubes to reach the wood from the ground where they live. Termites can infest finished floors covered by vinyl flooring or carpeting, interior walls, and other areas which cannot be seen during a PCO's inspection. Furthermore, research has shown that termites can build tubes at the rate of approximately two and one-half inches per hour. Therefore, it is not impossible for termites to show up shortly after the structure has been inspected.

What conditions are not reported?

The PCO is not specifically required to report the presence of damage or the extent of any damage. However, if the WDIR indicates the wood-destroying insects are in the wooden members, it must be assumed there is some damage. The WDIR is not a structural damage report. Such evaluations should be left to a structural engineer, contractor or other building expert. A written report from one of these "experts" can then be attached to the WDIR.

The WDIR will not reveal the presence of or damage by wood-decay fungi (wood rot) or wildlife. Though the PCO may be the only individual who goes beneath or in the attic of a structure he is not responsible for reporting everything that may be wrong with the structure. Structural and electrical defects and plumbing and roof leaks are not his area of expertise, except as the latter may cause conditions conducive to termites. Home inspectors or other contractors must be called to determine the integrity of these building elements.

The PCO is not responsible for reporting any evidence which may be inaccessible at the time of the inspection. Buyers should take note of the areas listed on the form as inaccessible. If you are not satisfied with this, contact the PCO and ask for a more complete inspection and report.

What happens if evidence of wood-destroying insects is found?

When a PCO finds evidence of wood-destroying insects (such as termite tubes or cast wings, damage or exit holes from wood-boring beetles etc.) he must report its presence and specific location on the WDIR. The report must clearly indicate whether or not the insects have been or are in the wooden members. If no evidence of treatment exists, the PCO may submit a bid to treat the structure. However, this is secondary to the object of the report, i.e., to report the infestation. His job is to tell you or your (his) client that the wood-destroying insect infestation is present. His obligation is then fulfilled. It is up to the seller or buyer to contract for a treatment if necessary. If a treatment is performed, a copy of the treatment contract and warranty, if any, must be attached to the WDIR.

Treatment options vary depending on the insect found, extent of the infestation, whether a previous treatment has been performed and whether or not a warranty is desired. Powder post beetle, old house borer and other wood-boring beetle infestations can be treated by application of liquid insecticide to the surface of infested timbers, by controlling excessive moisture in the timbers or, by fumigating the entire structure (rarely recommended). Prior treatments for these insects are difficult or impossible to establish.

Subterranean termites are typically dealt with by applications of liquid pesticides to the soil and voids in masonry foundations, denying the termites access to the structure, or by the installation of termite bait systems. Liquid treatment may be partial, sometimes referred to as "spot treatment," or complete. If a prior treatment has been performed or if a warranty is not desired, a spot treatment may be satisfactory. However, if the termite infestation is widespread or a warranty is required, a complete treatment of the structure is usually recommended. Termite baits have the advantage of requiring much less pesticide and work by eliminating or suppressing the termite colony itself. They may, however, take longer to control the infestation and require the payment of quarterly or annual fees to maintain the protection.

The buyer and seller should discuss these options and agree on a treatment plan before the treatment is performed.

What should be done if the wood-destroying insects have reached the wood?

If the WDIR indicates the wood-destroying insects are in the wooden members, it must be assumed there is some damage. Ordinarily, a PCO is neither prepared nor qualified to repair damage to a structure. Repairs should be made by a building expert and the repair invoice attached to the WDIR by the Realtor, closing attorney or seller to show that the damage has been repaired. A PCO should not be expected or required to be a quality control inspector for carpenters, plumbers, etc. This is not his area of expertise nor the purpose of the WDIR. Furthermore, the issuance of a subsequent report indicating "no evidence" in such circumstances would be a violation of the structural pest control rules and could be considered to be fraud.

Most homes in North Carolina in excess of 10-15 years old will have some evidence of wood-destroying insects and could well have been damaged by such insects. Lending institutions and buyers need to realize that a "clear" report is not to be sought. The function of the WDIR is to report the presence of all visible evidence of wood-destroying insect infestation. If damage is present, it is the buyer's responsibility to ensure that it is repaired or evaluated and acknowledged as of no structural consequence by a qualified contractor or engineer. Just as an individual is willing to buy a used car with a few dents; so a homeowner, lender, etc., must be willing to accept some wood-destroying insect damage in an older home.

Conclusion

The potential buyer depends on this report to help in the decision-making process on the real estate purchase and obviously would be quite upset if misled by an improperly completed report. A so-called "clear" report is not mandatory in order for the transaction to be completed. The most important thing to remember is that the report must be, as required by law, a true indication of the presence or absence of evidence of wood-destroying insects. The report should be obtained early in the transaction and be read carefully by all concerned parties, paying particular attention to the introductory statements on the report and conditions governing the report printed on the reverse.

Questions concerning the WDIR in general or with regards to a specific inspection should be addressed to the Structural Pest Control Division of the North Carolina Department of Agriculture.

BUG-N-A-RUG

Stan Hollingsworth: Licensee #1890PW
670 Wellington Ave. • Wilmington, NC 28401 • (910) 254-9443

GRAPH OF STRUCTURE

DATE 7/21/25

TO: Sam Gray PHONE (H) _____ PHONE (W) _____

ADDRESS: 7895 Goodman Branch Rd behind, NC 28451

LOCATION OF STRUCTURE TO BE TREATED: _____

Larry Moss Inspected the structure described herein and is presenting this proposal for the treatment of the structure for the wood-destroying insect(s) described herein.

If there is evidence of a previous or an active infestation of subterranean termites and/or wood-destroying insects in the wooden members, it must be assumed that there is some damage to the wooden members caused by the infestation, no matter how slight.

EXPLANATION FOR CODES ON DIAGRAM:

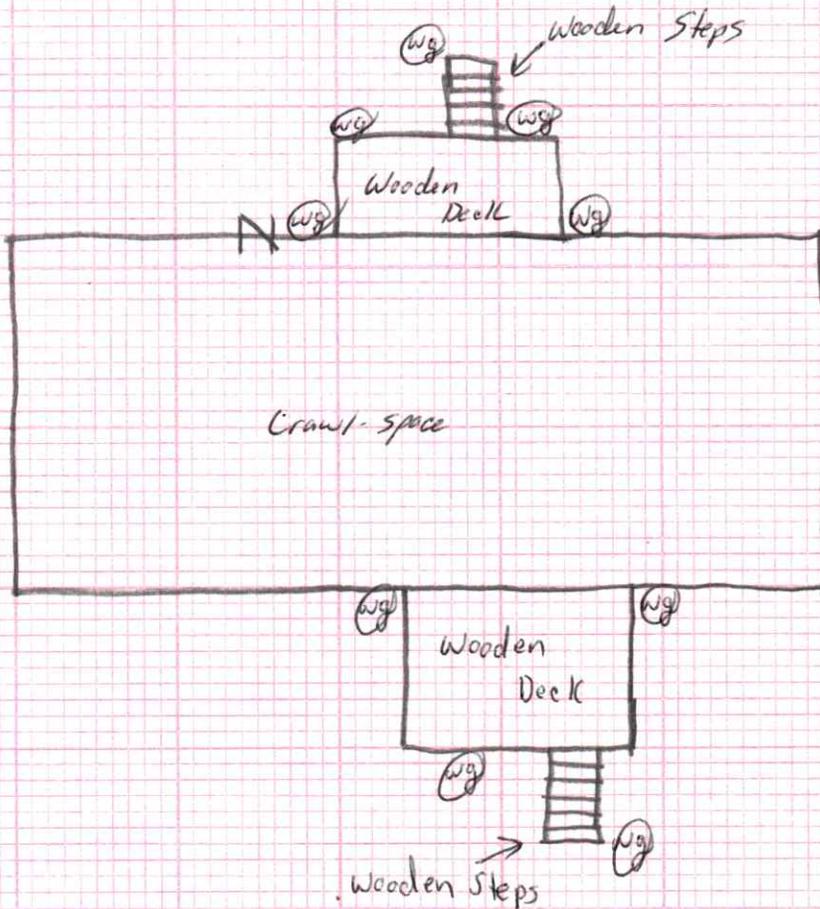
- | | | |
|--------------------------------|----------------------------|----------------------|
| A Active Infestation | M Moisture | X VENT |
| X Visible Damage | C Cellulose Debris | V VENT NEEDED |
| T Subterranean Termites | SG Stucco-to-Ground | |
| W Wood Borers | WG Wood-to-Ground | |
| P Powder Post Beetles | | |

MOISTURE READING

(When Required)
Left Front _____
Right Front _____
Left Rear _____
Right Rear _____
Other _____

Linear Feet _____ Square Feet _____ Scale not to

*Front & Back Decks are Inaccessible
Could not Inspect*



Bug-N-A-Rug Exterminators
670 WELLINGTON AVE
Wilmington, NC 28401
(910) 254-9443
info@bugnarug.com

Receipt for payment to Bug-N-A-Rug Exterminators

Thank you for your payment! Here are the details of this transaction:

Payment Account Name: SAM GRAY
Payment Account Number: Account Ending: ****5724
Transaction Amount: \$75.00
Transaction Date: 7/16/2025 11:03 am
Reference Number: 675687
Authorization Code: 05719G
Transaction Type: Card

<u>Service</u>	<u>Date</u>	<u>Price</u>
WOOD DESTROYING INSECT REPORT (7895 GOODMAN BRANCH RD)	07/21/25	\$75.00
	Subtotal:	<u>\$75.00</u>
	Tax:	\$0.00
	Service Total:	<u>\$75.00</u>
	Previous Amount Paid:	\$0.00
	Current Amount Paid:	\$75.00
	Remaining Balance:	<u>\$0.00</u>
Total Applied Amount:		\$75.00
Remaining Account Balance:		\$0.00

<http://www.bugnarug.com/>