

WDO / WDI (termite) Report

7304 Maple Ridge Ct, Frederick, MD 21702

CLIENT Marcus & Elena Thompson	INSPECTION DATE August 17, 2026	WEATHER Clear, 83°F
OCCUPANCY Occupied — seller present	INSPECTOR Laura J. Kim	SERVICE AREA Frederick and surrounding

3
SERVICEABLE

3
MONITOR

4
REPAIR / REPLACE

0
SAFETY HAZARD

Summary of findings

A wood destroying insect inspection was performed on the visible and readily accessible areas of the main structure in general accordance with the NPMA-33 reporting framework. Evidence of subterranean termite activity (mud tubes) was observed at the crawlspace sill plate, with minor galleries in one floor joist. Conducive conditions — wood-to-soil contact at the rear stoop and excess crawlspace moisture — were also noted. Treatment by a Maryland Department of Agriculture licensed pest control applicator is recommended.

SCOPE & COMPANY PROFILE

INSPECTION SCOPE (NPMA-33)

Structures inspected

SERVICEABLE

Main dwelling only. Detached shed and fence lines are excluded from this report.

Areas not inspected / obstructions

MONITOR

Finished basement walls, insulation-covered rim joists, and stored items in the garage limited visibility in those areas.

Inspector license number

SERVICEABLE

Inspection performed by Laura J. Kim under Sentinel WDO & Pest Services, LLC — MDA Pest Control Applicator Cert. #28415 (Cat. 7A).

OBSERVATIONS & DIAGNOSTICS

EVIDENCE OF WDO

Subterranean termites

REPAIR / REPLACE

Crawlspace, southeast corner

Active-appearing mud shelter tubes on the masonry pier and sill plate; tubes were moist and intact.

Recommendation: Treatment by a Maryland Department of Agriculture licensed pest control applicator; obtain treatment proposal and warranty terms.



Mud tubes at sill plate

Wood decay fungi

MONITOR

Crawlspace girder

Surface fungal discoloration adjacent to the plumbing penetration; moisture content measured 22%.

Recommendation: Correct moisture source; re-evaluate after drying.

LIVE / PRIOR ACTIVITY

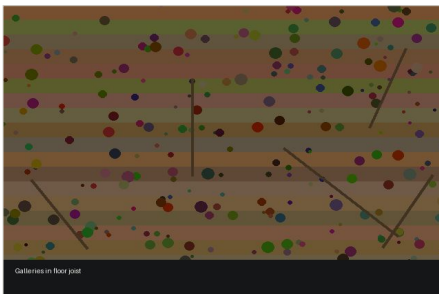
Damage observed

REPAIR / REPLACE

Floor joist #6

Termite galleries reduce the effective section of one 2x8 joist over approximately 3 feet.

Recommendation: Evaluation and repair by a qualified contractor after treatment is complete.



Galleries in floor joist

Evidence of previous treatment

SERVICEABLE

Drill marks in the garage slab perimeter and a treatment sticker dated 2019 indicate prior subterranean termite treatment.

CONDUCTIVE CONDITIONS

Wood-to-soil contact

REPAIR / REPLACE

Rear stoop

Wood form boards from the stoop pour remain in soil contact against the band joist.

Recommendation: Remove form boards and maintain 6–8 inches of clearance between soil and wood members.

Excessive moisture / leaks

MONITOR

Crawlspace

Damp soil and standing moisture near the sump crock create conditions conducive to WDO activity.

Recommendation: Improve drainage and extend downspouts; consider a sealed vapor barrier.

CONCLUSIONS & RECOMMENDATIONS

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Treatment recommendation

REPAIR / REPLACE

Active-appearing subterranean termite evidence was present at the time of inspection. A liquid soil treatment or baiting program by a Maryland Department of Agriculture licensed pest control applicator is recommended.

Acknowledgement & signatures

The signatures below acknowledge receipt and review of inspection report SPW-2026-0143 for 7304 Maple Ridge Ct, Frederick, MD 21702.

INSPECTOR

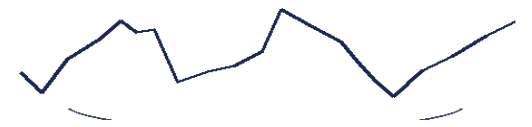


Laura J. Kim

MDA Pest Control Applicator Cert. #28415 (Cat. 7A)

Signed 8/18/2026, 11:42:00 PM

CLIENT



Marcus & Elena Thompson

Client — acknowledgement of receipt

Signed 8/19/2026, 1:15:00 PM

SCOPE & LIMITATIONS

Wood destroying insect inspections in Maryland are performed by applicators certified by the Maryland Department of Agriculture. This report mirrors the NPMA-33 reporting framework. This document is a demonstration sample containing fictional parties, license numbers, measurements, and findings.

This inspection covers visible and readily accessible areas only and reports evidence of wood destroying organisms observed at the time of inspection. It is not a structural damage report, a guarantee that infestation is absent, or a warranty against future infestation.