



Durham: 919-479-1412
Chapel Hill: 919-942-0857
Raleigh/Cary: 919-469-1419
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P.O. Box 71119, Durham, NC 27722
North Carolina Structural Pest Control License No. 1790PW

CEDAR MANAGEMENT GROUP
P.O.BOX 26844
CHARLOTTE, N.C. 28221

DECEMBER 31, 2024

RE: SUNSET RIDGE NORTH—T.I.D.E.—2024

THE FOLLOWING CONDITIONS LISTED BELOW WERE PRESENT DURING OUR ANNUAL INSPECTIONS AND EITHER NEED TO BE ADDRESSED AND/OR CORRECTED. PLEASE READ ALL THE REPORTS CAREFULLY AS PROBLEMS CAN BE INADVERTENTLY OMITTED ON THE COVER SHEET. OUR LIABILITY IS WITH THE ACTUAL REPORTS. WE RECOMMEND THAT THE HOMEOWNER RECEIVE A COPY OF THE REPORT IF ANY CONDITIONS REPORTED ARE THEIR RESPONSIBILITY, AS DETAILS, SUCH AS LOCATION, ARE NOT INCLUDED IN THIS COVER LETTER. THANK YOU!

ALL RECOMMENDATIONS PUT FORTH ON EACH REPORT MUST BE ADHERED TO AS SOON AS POSSIBLE IN ORDER FOR THAT UNIT AND ANY ATTACHED UNIT TO REMAIN UNDER WARRANTY AS THESE CONDITIONS ARE CONDUCIVE TO TERMITE INFESTATION AND WILL NOT BE COVERED BY OUR COMPANY. SHOULD TERMITES OCCUR IN AREAS WHERE RECOMMENDATIONS WERE NOT ADDRESSED, THERE WILL BE AN EXTRA CHARGE FOR ANY NECESSARY TREATMENT.

LINKSLAND DRIVE

4825-----LOCKED GARAGE
4837-----LOCKED CRAWL SPACE
4857-----DOG IN YARD
4841, 4900, 4902, 4904-----INSULATION DOWN, MUST BE RESEATED
4825, 4845, 4853, 4902, 4906, 4900-----WATER DAMAGE, SHOULD BE MONITORED

LUMINA PLACE

105*, 129*, 140, 137, 153*, 171, 173*, 175*,-----LOCKED GARAGE
177*, 179, 181*, 185

128-----LOCKED CRAWL SPACE

105*, 121*, 125, 129*, 153*-----LOCKED STORAGE ROOM

137, 169*, 157-----LOCKED GATE

145-----OWNER/RESIDENT REFUSED INSPECTION

113, 148-----WOOD DEBRIS, MUST BE REMOVED

144-----SIDING IN CONTACT WITH SOIL, RAKE SOIL AWAY

104, 108*, 116, 120, 125, 129, 148-----INSULATION DOWN, MUST BE RESEATED

120, 161-----STANDING WATER, MUST BE CORRECTED

112, 109, 113*, 117*, 104, 136, 148*, 156*,-----WATER DAMAGE, SHOULD BE MONITORED
133*, 176, 174, 172, 170*, 166



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W. SAVANNAH RIDGE

114*, 108*, 104*, 102*, 100*, 132*-----LOCKED GARAGE
144-----LOCKED STORAGE ROOM
118-----WOOD DEBRIS, MUST BE REMOVED
138*-----WATER DAMAGE, SHOULD BE MONITORED

**THIS IS AT LEAST THE SECOND YEAR WE HAVE REPORTED THIS CONDITION.*

A SECOND INSPECTION FOR THE LOCKED AREAS WILL NOT BE REQUIRED THIS YEAR. HOWEVER, IT WILL BE IMPORTANT FOR US TO HAVE ACCESS AT OUR NEXT YEAR'S ANNUAL INSPECTIONS. NOT INSPECTING THESE AREAS THIS YEAR WILL NOT AFFECT THE TERMITE WARRANTY. ACCESSIBLE EXTERIOR FOUNDATIONS WERE INSPECTED.

THIS COVER SHEET AND ATTACHED REPORTS ARE TO BE USED BY THE HOMEOWNERS' ASSOCIATION AND/OR MANAGEMENT COMPANY ONLY. THE PURPOSE OF THIS INFORMATION IS TO REPORT OUR FINDINGS DURING THE ANNUAL TERMITE INSPECTIONS. NEITHER THE COVER SHEET NOR THE REPORTS ARE TO BE USED FOR REAL ESTATE CLOSINGS, AS THERE IS A FORM ISSUED BY THE STATE TO BE COMPLETED FOR CLOSING INSPECTIONS. **PLEASE DO NOT DISTRIBUTE THIS INFORMATION TO REALTORS, LENDING INSTITUTIONS, BUYERS OR SELLERS.** IF PROOF OF THE TERMITE WARRANTY OR OTHER DOCUMENTATION IS REQUESTED, PLEASE REFER THOSE REQUESTS TO OUR OFFICE SO WE CAN MAKE SURE THE PROPER REPORT AND/OR DOCUMENTATION IS COMPLETED. THANK YOU!