

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 6317	Street West Dry Creek Road	City Healdsburg	Zip 95448	Date of Inspection 6/6/2018	Number of Pages 5
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	<b>North Coast Termite Control</b> <b>2777 Yulupa Avenue #608</b> <b>Santa Rosa CA 95405</b> <b>Tel (707) 328-4008</b> <b>northcoasttermite@comcast.net</b>	Report # : 7143 Registration # : PR4280 Escrow # : <input type="checkbox"/> CORRECTED REPORT
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Ordered by: Doug Swanson Sotheby's International Realty 403 Chinn Street Santa Rosa, CA 95404	Property Owner and/or Party of Interest: David McPetridge 6317 West Dry Creek Road Healdsburg CA 95448	Report sent to: Doug Swanson Sotheby's International Realty
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COMPLETE REPORT    
 LIMITED REPORT    
 SUPPLEMENTAL REPORT    
 REINSPECTION REPORT

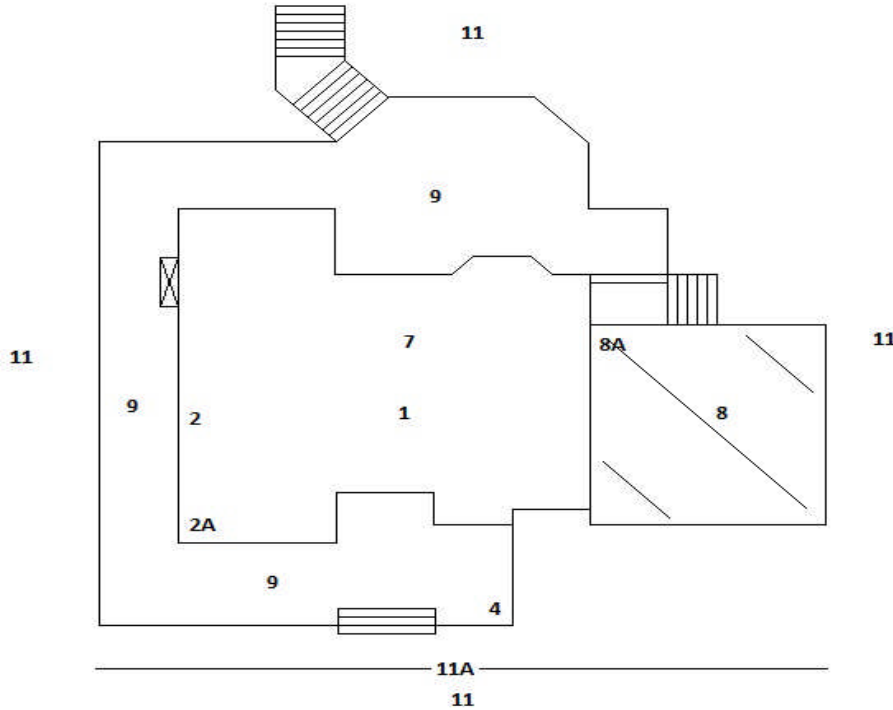
GENERAL DESCRIPTION: One story single family residence with attached garage.	Inspection Tag Posted: SUBAREA
	Other Tags Posted:

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites    
 Drywood Termites    
 Fungus / Dryrot    
 Other Findings    
 Further Inspection

**If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked**

**Diagram Not To Scale**



Inspected By: Jay Alvarez

State License No. OPR11903

Signature:

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or [www.pestboard.ca.gov](http://www.pestboard.ca.gov). 43M-41 (Rev. 10/01)

# North Coast Termite Control

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**WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.**

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection.

**The exterior Surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board.**

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. **OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.**

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

All pesticides and fungicides must be applied by a state certified applicator (sec. 8555 Business and Professions Code Division 3) and in accordance with the manufacturer's label requirements.

This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

**“NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.”**

**This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.**

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SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

## **SUBSTRUCTURE:**

#1 FINDING: The substructure soil is dry at the preset time. The ventilation to the substructure area is limited and restricted.

RECOMMENDATION: Improve the ventilation to the substructure area as deemed practical or install a plastic sheet vapor barrier over the substructure soil.  
(SECTION II)

## **BATHROOMS:**

#2 FINDING: The window in the shower is below the shower head height. This condition creates a potential water trap at the window area.

RECOMMENDATION: Keep the window in the shower and the surrounding areas in a well sealed, water tight manner. Perform periodic inspections to the window.  
(SECTION II)

#2A FINDING: Cracked tile noted in the shower.

RECOMMENDATION: Replace the cracked tile and keep the shower walls in a well sealed, water tight manner.  
(SECTION II)

## **PORCH:**

#4 FINDING: Fungus decay noted to the bottom section of the guard rail at the front right corner of the porch.

RECOMMENDATION: Remove and replace the damaged wood.  
(SECTION I)

## **ATTIC:**

#7 FINDING: The tops of ceiling joists in the attic are covered by insulation. This renders the attic area inaccessible for inspection due to a safety hazard. A "visual" inspection from the access opening was made. No adverse conditions could be detected at this time.

RECOMMENDATION: Perform periodic inspections to the attic area.  
(INFORMATION ITEM)

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## **GARAGE:**

#8 FINDING: A complete inspection could not be performed to the interior of the garage and adjacent storage areas due to storage and personal items present.

RECOMMENDATION: Provide complete and clear access to these areas, further inspect and issue a supplemental report.  
(FURTHER INSPECTION)

#8A FINDING: Old water stains on the water heater platform indicate evidence of a prior plumbing leak. We could not detect any evidence of active leaks at the time of this inspection.

RECOMMENDATION: Perform periodic inspections to the water heater or refer to a licensed plumbing contractor for a full evaluation.  
(SECTION II)

## **DECK:**

#9 FINDING: Earth to wood contact at the steps and perimeter lattice skirt surrounding the deck and wrap around porch.

RECOMMENDATION: Eliminate all earth to wood contact.  
(SECTION II)

## **EXTERIOR:**

#11 FINDING: Cracks noted in the stucco siding at various locations. The rain gutters are rusted at the seams in some areas. Vegetation is in contact with the residence.

RECOMMENDATION: Caulk, seal and paint the exterior of the residence as part of ongoing maintenance. Repair and seal the cracks in the stucco siding. Repair and seal or replace the rusted rain gutters to prevent leakage. Trim or remove the vegetation as necessary to break contact with the residence.  
(SECTION II)

#11A FINDING: The perimeter terrain is at or above the foundation height and is sloped in toward the residence.

RECOMMENDATION: Install retaining walls and drain systems in this area to help divert water away from the structure.  
(SECTION II)

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**ESTIMATED COSTS FOR SECTION I STRUCTURAL REPAIRS:**

#4.....\$400.00

**\*\*\* NOTICE \*\*\***

This firm does not perform any structural repairs. The costs for the repairs are approximate figures and are for informational purpose only. We advise the owners or the interested parties to obtain a firm bid from a licensed general contractor as prices are likely to vary.