


# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 3510	Street Alta Vista Avenue	City Santa Rosa	Zip 95409	Date of Inspection 11/30/2020	Number of Pages 10
----------------------	-----------------------------	--------------------	--------------	----------------------------------	-----------------------

	<h2 style="margin: 0;">North Coast Termite Control</h2> <p style="margin: 0;"><b>2777 Yulupa Avenue #608</b> <b>Santa Rosa CA 95405</b></p> <p style="margin: 0;">Tel (707) 328-4008 <a href="mailto:northcoasttermite@comcast.net">northcoasttermite@comcast.net</a></p>	Report # : 8155 Registration # : PR4280 Escrow # : <input type="checkbox"/> CORRECTED REPORT
--	---	---

Ordered by: Doug Swanson Sotheby's International Realty 403 Chinn Street Santa Rosa, CA 95404	Property Owner and/or Party of Interest:	Report sent to: Doug Swanson Sotheby's International Realty 403 Chinn Street Santa Rosa, CA 95404
---	--	---

COMPLETE REPORT 
 LIMITED REPORT 
 SUPPLEMENTAL REPORT 
 REINSPECTION REPORT

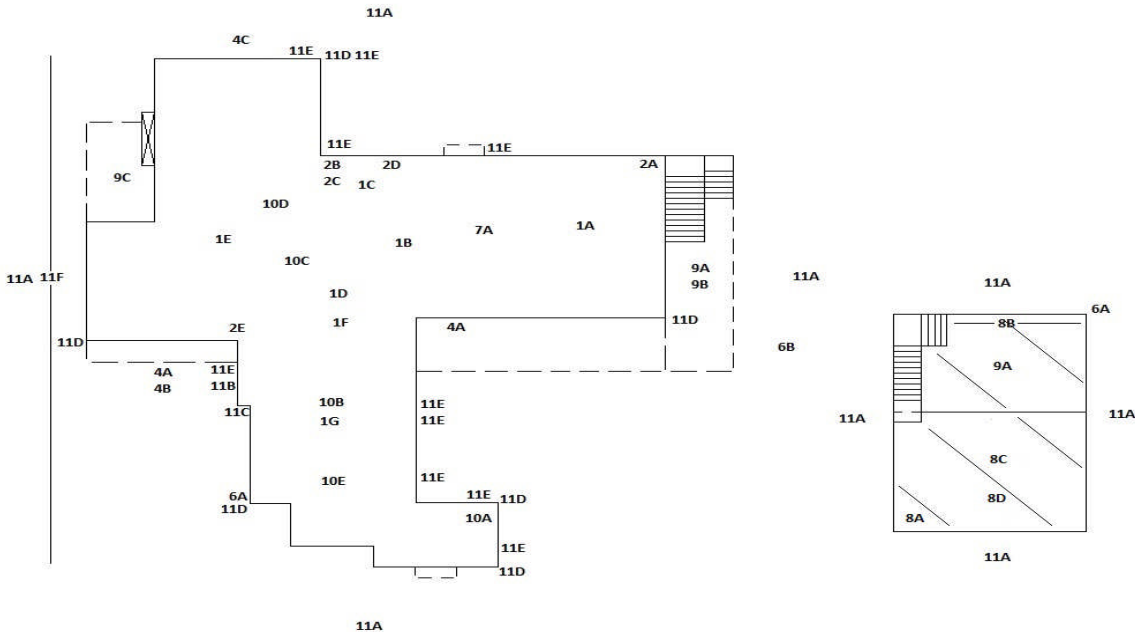
GENERAL DESCRIPTION: Multi-level single family residence and detached garage.	Inspection Tag Posted: SUBAREA
	Other Tags Posted: NONE CURRENT


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).

# North Coast Termite Control

Page 2 of inspection report

3510	Alta Vista Avenue	Santa Rosa	CA	95409
Address of Property Inspected		City	State	Zip
Stamp No.	11/30/2020	8155	Escrow No.	
	Date of Inspection	Co. Report No.		

**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.**

# North Coast Termite Control

Page 3 of 10 of Standard Inspection Report

3510	Alta Vista Avenue	Santa Rosa	CA	95409
Address of Property Inspected		City	State	Zip
Stamp No.	11/30/2020	8155	Escrow No.	
	Date of Inspection	Co. Report No.		

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.

## FINDINGS FOR THE RESIDENCE:

### SUBSTRUCTURE:

#1A FINDING: A portion of this residence is constructed on a concrete slab. The floor coverings over the slab rendered this area inaccessible and impractical for inspection. No outward signs of infestation or infection could be detected at this time.

RECOMMENDATION: Perform periodic inspections.  
(INFORMATION ITEM)

#1B FINDING: Evidence of past water penetration noted in the basement area. A drain has been installed to help prevent adverse moisture.

RECOMMENDATION: Keep the drain in good working condition. Observe this area during inclement weather conditions to determine water entry. It may also be necessary to install a sump pump in the basement.  
(SECTION II)

#1C FINDING: Water stains on the finished ceiling under the bathroom indicate evidence of a prior plumbing leak. No evidence of active leaks detected at this time. Hidden damage or infections may be present to the inaccessible framed areas behind the ceiling.

RECOMMENDATION: Expose the inaccessible framed areas, further inspect and issue a supplemental report. Perform periodic inspections or refer to a licensed plumbing contractor for a full evaluation.  
(SECTION II - FURTHER INSPECTION)

#1D FINDING: The substructure soil is mostly dry, to damp and muddy in some areas. Water marks along the perimeter foundation indicate evidence of prior standing water in the substructure area. The ventilation to the substructure area is inadequate.

RECOMMENDATION: Improve the ventilation to the substructure area as deemed practical or install a polyethylene vapor barrier over the substructure soil to help minimize and control the moisture content in the subarea.  
(SECTION II)

#1E FINDING: Fungus damage noted to lode post and pad.

RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to remove fungus damaged wood member(s) and replace with new material.  
(SECTION I)

# North Coast Termite Control

Page 4 of 10 of Standard Inspection Report

3510	Alta Vista Avenue	Santa Rosa	CA	95409
Address of Property Inspected		City	State	Zip
Stamp No.	11/30/2020	8155	Escrow No.	
	Date of Inspection	Co. Report No.		

#1F FINDING: Fungus infected cellulose debris(wood scraps)noted on the substructure soil.

RECOMMENDATION: Remove and dispose of all cellulose debris of a size large enough to be raked or larger.  
(SECTION I)

#1G FINDING: An active plumbing leak under the kitchen has saturated the sub floor.

RECOMMENDATION: Owner/agent should engage the services of a licensed plumber to locate and repair plumbing leak.  
(SECTION II)

## BATHROOMS :

#2A FINDING: Old water stains and corrosion to the plumbing under the bathroom sink show evidence of a prior plumbing leak. No evidence of active leaks detected at this time.

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

#2B FINDING: Slight voids noted in the shower and at the back splash. Old water stains on the shelf under the sink indicate evidence of a prior plumbing leak. No evidence of active leaks detected at this time.

RECOMMENDATION: Caulk and seal the tile in the shower and at the back splash to prevent water penetration. Perform periodic inspections under the bathroom sink or refer to a licensed plumbing contractor for a full evaluation.  
(SECTION II)

#2C FINDING: Fungus damage noted to the baseboard behind the toilet.

RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to remove fungus damaged wood member(s) and replace with new material.  
(SECTION I)

#2D FINDING: Evidence of past water penetration noted to the walls and baseboards adjacent to the bathtub. Voids surrounding the bathtub spout. Old water stains on the shelf under the bathroom sink show evidence of a prior plumbing leak. No evidence of active leaks detected at this time.

RECOMMENDATION: Prevent water penetration to the wall and baseboards. Keep these areas in a well sealed, water tight manner. Caulk and seal the bathtub spout to prevent water intrusion. Perform periodic inspections under the bathroom sink or refer to a licensed plumbing contractor for a full evaluation.  
(SECTION II)

#2E FINDING: Old water stains on the shelf under the bathroom sink show evidence of a prior plumbing leak. No evidence of active leaks detected at this time.

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

# North Coast Termite Control

Page 5 of 10 of Standard Inspection Report

3510	Alta Vista Avenue	Santa Rosa	CA	95409
Address of Property Inspected		City	State	Zip
Stamp No.	11/30/2020	8155	Escrow No.	
	Date of Inspection	Co. Report No.		

## PORCHES :

#4A FINDING: Finished surface of adjacent concrete porch is even with or above top of foundation. This isn't a faulty grade. However, it may be a condition conducive to growth of wood destroying organisms. Evident voids noted where the porch abuts the structure. Siding/trim is trapped behind and extends below the porch.

RECOMMENDATION: Seal the voids where the porch abuts the structure. Perform periodic inspections.  
(SECTION II)

#4B FINDING: Dry rot damage noted to the wood ties at the porch.

RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to remove fungus damaged wood member(s) and replace with new material.  
(SECTION I)

#4C FINDING: Fungus damage noted to sections of the porch rail.

RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to remove fungus damaged wood member(s) and replace with new material.  
(SECTION I)

## ABUTMENTS :

#6A FINDING: Earth to wood contact and dry rot at the fence and attached retaining walls which abut the residence.

RECOMMENDATION: Eliminate all earth to wood contact. Remove and replace the damaged wood.  
(SECTION I)

#6B FINDING: Fungus decay noted to various wood members throughout the attached breeze way.

RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to remove fungus damaged wood member(s) and replace with new material.  
(SECTION I)

## ATTIC:

#7A FINDING: Water stains and fungus damage to sections of the roof sheathing in the attic indicate evidence of roof leaks.

RECOMMENDATION: Owner/agent should engage the services of a licensed roofer to correct the leak noted in the above finding. A licensed contractor should repair the water related damage.  
(SECTION I)

# North Coast Termite Control

Page 6 of 10 of Standard Inspection Report

3510	Alta Vista Avenue	Santa Rosa	CA	95409
Address of Property Inspected		City	State	Zip
Stamp No.	11/30/2020	8155	Escrow No.	
	Date of Inspection	Co. Report No.		

## DECKS :

#9A FINDING: Evidence of water leakage (stains) noted on siding at the underside of the deck where the deck abuts the structure.

RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to perform a barrier seal-off according to current industry standards (and in compliance with applicable building codes) between the balcony deck and the structure.  
(SECTION II)

#9B FINDING: Fungus decay noted to sections of the deck rail.

RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to remove fungus damaged wood member(s) and replace with new material.  
(SECTION I)

#9C FINDING: Dry rot damage noted to various wood members under the enclosed balcony deck.

RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to remove fungus damaged wood member(s) and replace with new material.  
(SECTION I)

## INTERIOR:

#10A FINDING: Old water stains on the shelf under the sink show evidence of a prior plumbing leak. No evidence of active leaks detected at this time.

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

#10B FINDING: The kitchen faucet leaks. A plumbing leak under the kitchen sink has saturated and has caused damage to the shelf under the sink.

RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to remove fungus damaged wood member(s) and replace with new material. Owner/agent should engage the services of a licensed plumber to locate and repair plumbing leaks.  
(SECTION I)

#10C FINDING: Water stains at the ceiling and walls in areas indicate evidence of prior roof leaks.

RECOMMENDATION: Owner/agent should engage the services of a licensed roofing contractor to determine the present condition of the roof and to make any necessary repairs to the roof or the roof coating system.  
(SECTION II)

#10D FINDING: Evidence of past water penetration noted to some of the skylights.

RECOMMENDATION: Owner/agent should engage the services of a licensed window firm to evaluate the windows and to perform any corrective work needed.  
(SECTION II)

# North Coast Termite Control

Page 7 of 10 of Standard Inspection Report

3510	Alta Vista Avenue	Santa Rosa	CA	95409
Address of Property Inspected		City	State	Zip
Stamp No.	11/30/2020	8155	Escrow No.	
	Date of Inspection	Co. Report No.		

#10E FINDING: Water stains and water damage to the drywall below the windows in front of the fireplace.

RECOMMENDATION: Owner/agent should engage the services of a licensed window firm to evaluate the windows and to perform any corrective work needed.  
(SECTION II)

## EXTERIOR:

#11A FINDING: Voids noted at trim boards where the caulk is worn and has separated in areas. Cracks noted in the stucco siding at various locations. Vegetation is in contact with the residence.

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

#11B FINDING: Dry rot damage noted to window trim/casing.

RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to remove fungus damaged wood member(s) and replace with new material.  
(SECTION I)

#11C FINDING: Fungus decay noted to vertical trim boards.

RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to remove fungus damaged wood member(s) and replace with new material.  
(SECTION I)

#11D FINDING: Fungus damage noted to corner trim boards.

RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to remove fungus damaged wood member(s) and replace with new material.  
(SECTION I)

#11E FINDING: Fungus and excessive moisture has caused damage to sections of the band boards in the approximate areas indicated on the diagram.

RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to remove fungus damaged wood member(s) and replace with new material.  
(SECTION I)

#11F FINDING: The perimeter terrain is at or above the concrete footing/foundation height and is sloped in toward the structure. Drains and retaining walls have been installed to help divert water.

RECOMMENDATION: Observe this area during inclement weather conditions to determine the effectiveness of these moisture control measures.  
(SECTION II)

# North Coast Termite Control

Page 8 of 10 of Standard Inspection Report

3510	Alta Vista Avenue	Santa Rosa	CA	95409
Address of Property Inspected		City	State	Zip
Stamp No.	11/30/2020	8155	Escrow No.	
	Date of Inspection	Co. Report No.		

## ESTIMATED COSTS FOR SECTION I STRUCTURAL REPAIRS:

#1E.....	\$375.00
#1F.....	\$200.00
#2C.....	\$300.00
#4B.....	\$500.00
#4C.....	\$500.00
#6A.....	\$7,000.00
#6B.....	\$4,000.00
#7A.....	(REFER TO ROOFER)
#9B.....	\$1,000.00
#9C.....	\$5,000.00
#10B.....	\$675.00
#11B.....	\$300.00
#11C.....	\$700.00
#11D.....	\$2,500.00
#11E.....	\$3,000.00

### \*\*\* NOTICE \*\*\*

This firm will perform chemical applications only. 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.

## FINDINGS FOR THE DETACHED GARAGE:

### ABUTMENTS:

#6A FINDING: Earth to wood contact noted at the fence which abuts the structure.

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

### INTERIOR:

#8A FINDING: Evidence of water penetration noted to the block wall in the rear left corner.

RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to perform the necessary repairs to the water proofing over the exposed surface of the block wall.  
(SECTION II)



# North Coast Termite Control

Page 9 of 10 of Standard Inspection Report

3510	Alta Vista Avenue	Santa Rosa	CA	95409
Address of Property Inspected		City	State	Zip
Stamp No.	11/30/2020	8155	Escrow No.	
	Date of Inspection	Co. Report No.		

#8B FINDING: Fungus damage noted to the sheathing and framing in the garage.

RECOMMENDATION: Perform a barrier seal-off according to current industry standards (and in compliance with applicable building codes) between the deck abutment and the structure. Owner/agent should engage the services of a licensed contractor to remove fungus damaged wood member(s) and replace with new material.  
(SECTION I)

#8C FINDING: Water stains at the perimeter siding and framing indicate evidence of prior roof leaks.

RECOMMENDATION: Owner/agent should engage the services of a licensed roofing contractor to determine the present condition of the roof and to make any necessary repairs to the roof or the roof coating system.  
(SECTION II)

#8D FINDING: Evidence of past water penetration noted to windows.

RECOMMENDATION: Owner/agent should engage the services of a licensed window firm to evaluate the windows and to perform any corrective work needed.  
(SECTION II)

## DECK:

#9A FINDING: Extensive fungus decay noted to various wood members throughout the deck.

RECOMMENDATION: Owner/agent should engage the services of a licensed contractor to remove fungus damaged wood member(s) and replace with new material.  
(SECTION I)

## EXTERIOR:

#11A FINDING: Voids noted at trim boards where the caulk is worn and has separated in areas. Cracks noted in the stucco siding at various locations. Vegetation is in contact with the residence.

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

### ESTIMATED COSTS FOR SECTION I STRUCTURAL REPAIRS:

#8A, #9A.....\$15,000.00

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

This firm will perform chemical applications only. 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.

# North Coast Termite Control

Page 10 of 10 of Standard Inspection Report

3510	Alta Vista Avenue	Santa Rosa	CA	95409
Address of Property Inspected		City	State	Zip
Stamp No.	11/30/2020	8155	Escrow No.	
	Date of Inspection	Co. Report No.		