


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 811	Street Sentinel Court	City Santa Rosa	Zip 95409	Date of Inspection 6/6/2023	Number of Pages 10
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	<h2 style="margin: 0;">North Coast Termite Control</h2> <p style="margin: 0;">2777 Yulupa Avenue #608 Santa Rosa CA 95405</p> <p style="margin: 0;">Tel (707) 328-4008 northcoasttermite@comcast.net</p>	Report # : 9036 Registration # : PR9199 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:	Report sent to: Doug Swanson Sotheby's International Realty 403 Chinn Street Santa Rosa, CA 95404
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

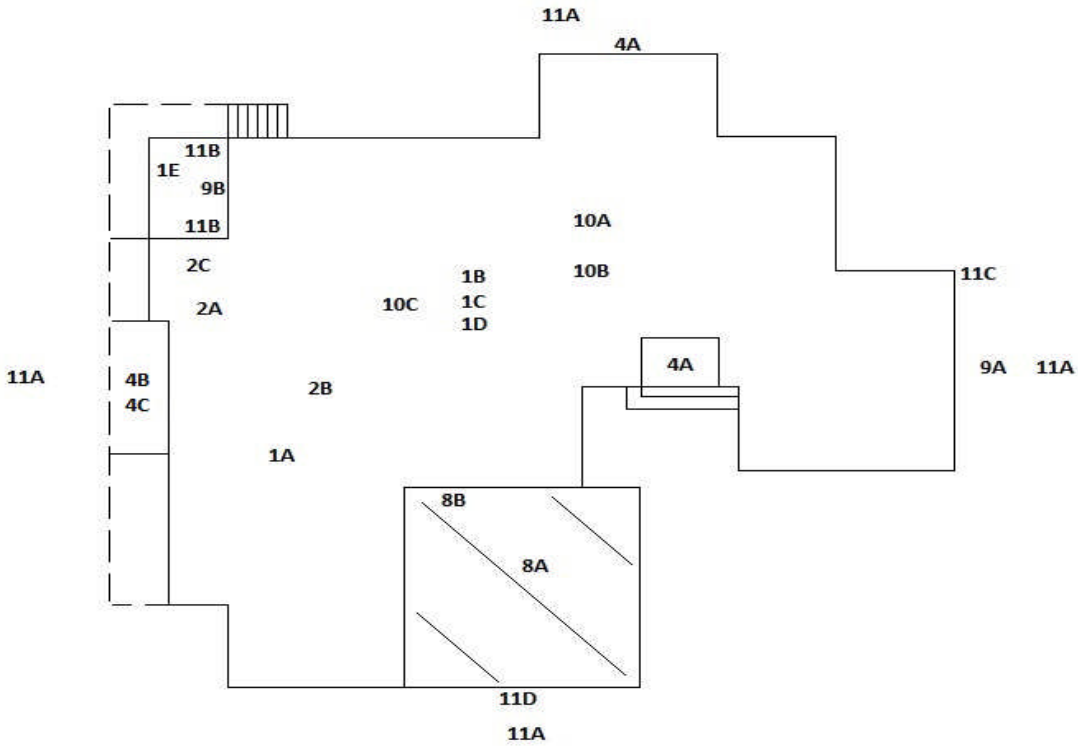
GENERAL DESCRIPTION: Multi level single family residence with attached garage. Furnished and occupied.	Inspection Tag Posted: GARAGE
	Other Tags Posted: NONE CURRENT


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.

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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:

#1A FINDING: A portion of the 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. Cracks noted in the exposed portions of the concrete slab.

RECOMMENDATION: Repair and seal the cracks in the concrete slab. There is no economically practical method to make the area accessible, however, it may be subject to attack by wood destroying pests or organisms. No opinion is rendered concerning the conditions in the area at this time. Periodic inspections advised.

(INFORMATION ITEM)

#1B FINDING: Inaccessible areas to portions of the substructure due to low construction, storage and personal items present.

RECOMMENDATION: Owner/agent should remove stored goods or store so as to make the entire substructure available for inspection. Owner/agent should engage the services of a licensed contractor to excavate the subarea soil as necessary to provide a minimum of 18" clearance between the bottom of the floor joists and the soil. The area will be inspected for a fee if made accessible by the owner/agent at his/her expense. A supplemental report will be filed at such time. No opinion is rendered at this time.

(FURTHER INSPECTION)

#1C FINDING: The substructure soil is dry to damp at the present time. 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

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soil to help minimize and control the moisture content in the substructure area.

(SECTION II)

#1D FINDING: Cellulose debris (wood scraps) and/or earth contact noted to stored wood noted in the substructure.

RECOMMENDATION: Eliminate all earth contact. Remove and dispose of all cellulose debris of a size large enough to be raked or larger.

(SECTION II)

#1E FINDING: Surface fungus has infected the shear siding.

RECOMMENDATION: Scrape/remove the surface fungus as deemed practical and apply Timbor to the infected and the surrounding areas for control.

(SECTION I)

BATHROOMS:

#2A FINDING: Loose sink bowl noted at the right sink in the primary bathroom.

RECOMMENDATION: Tighten and secure the loose sink bowl.

(SECTION II)

#2B FINDING: Complete inspections were performed to this bathroom. No adverse conditions could be detected in the visible and accessible areas.

RECOMMENDATION: Perform periodic inspections to this bathroom.

(INFORMATION ITEM)

#2C FINDING: The toilet in the downstairs bathroom is loose.

RECOMMENDATION: Secure this toilet to the floor, if necessary replace the toilet seal.

(SECTION II)

PORCHES:

#4A FINDING: Finished surface of adjacent concrete porch/steps 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. The siding is trapped behind and extends below the porch. Evident voids noted where the porch abuts.

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RECOMMENDATION: Remove the embedded portions of the siding as deemed practical. Seal the voids where the porch abuts. Perform periodic inspections. Owner/agent should engage the services of a licensed general contractor to make any necessary repairs to the porch.

(SECTION II)

#4B FINDING: Inaccessible areas under the lower level porch due due to low construction and insufficient clearance.

RECOMMENDATION: In inspector's opinion complete excavation of soil beneath deck to provide minimum of 12" clearance between bottom of joists & soil appears to be impractical or may threaten stability of deck. Owner/agent should engage contractor to remove enough decking to make substructure of deck visible to inspect. Area inspected for a fee if made accessible by owner/agent at their expense. Supplemental report to follow. No opinion rendered for now.

(FURTHER INSPECTION)

#4C FINDING: Fungus decay noted to section of the rail and porch rim.

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

(SECTION I)

GARAGE:

#8A FINDING: Complete inspections could not be performed to the interior of the garage due to storage, cabinets and/or personal items present.

RECOMMENDATION: Owner/agent should provide complete access to the interior of the garage. The area will be inspected for a fee if made accessible by the owner/agent at his/her expense. A supplemental report will be filed at such time. No opinion is rendered concerning this conditions in the area at this time.

(FURTHER INSPECTION)

#8B FINDING: Old water stains on the water heater/furnace platform show evidence of a prior plumbing leak.

RECOMMENDATION: Periodic inspections advised or refer to a licensed plumbing contractor for a full evaluation.

(SECTION II)

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DECKS/PATIOS:

#9A FINDING: Finished surface of adjacent concrete patio 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. The siding is trapped behind and extends below the patio. Evident voids noted where the patio abuts.

RECOMMENDATION: Remove the embedded portions of the siding as deemed practical. Seal the voids where the patio abuts. Perform periodic inspections. Owner/agent should engage the services of a licensed general contractor to make any necessary repairs to the patio.

(SECTION II)

#9B FINDING: Cracked and damage water proof membrane noted on the balcony deck. Water stains under the deck show evidence of past leakage.

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 balcony deck.

(SECTION II)

INTERIOR:

#10A FINDING: Evidence of past water penetration noted to various windows.

RECOMMENDATION: Keep the windows in a well sealed, water tight manner. Owner/agent should engage the services of a licensed contractor to evaluate the windows and to perform any corrective work needed. Repair or replace the windows if found to be failed or leaking.

(SECTION II)

#10B FINDING: Old water stains on the ceiling in area 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)

#10C FINDING: Old water stains on the shelf under the kitchen sink show evidence of a prior plumbing leak.

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

(SECTION II)

EXTERIOR:

#11A FINDING: Cracks noted in the stucco siding in various locations. Chipped/peeled paint noted in some areas. Unpainted surfaces in areas. Woodpecker damage noted to upper level wood members. This structure is devoid of gutter systems. Vegetation is in contact with the residence.

RECOMMENDATION: Repair and seal the cracks in the stucco siding. Caulk, seal and paint the exterior of the residence as part of ongoing home maintenance. Repair or replace the wood members damaged by woodpeckers. Install all new gutter systems to this structure. Trim or remove the vegetation as deemed necessary to break contact with the residence.

(SECTION II)

#11B FINDING: Evident voids surrounding the windows.

RECOMMENDATION: Seal the voids to prevent water intrusion.

(SECTION II)

#11C FINDING: Fungus decay noted to the fascia boards.

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

(SECTION I)

#11D FINDING: Fungus damage noted at the bottom of the overhead garage door.

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

(SECTION I)

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ESTIMATED COSTS FOR SECTION I STRUCTURAL REPAIRS:

#4C.....\$800.00
#11C.....\$500.00
#11D.....\$2,000.00

COSTS FOR CHEMICAL APPLICATIONS:

#1E.....\$485.00 (SURFACE FUNGUS)

*** 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 proposes to use one or more of the following pesticide chemicals specified below for the control of wood destroying pests or organisms as outlined above in this Structural Pest Control Report.

Timbor: Active Ingredients: Disodium Octaborate Tetrahydrate
Boracare: Active Ingredients: Disodium Octaborate Tetrahydrate
Vikane Gas: Active Ingredients: Sulfuryl Flouride
Premise 75: Active Ingredients: Imidacloprid
Invader HPX: Active Ingredients: Propoxur

"Thank you for selecting our company to perform a structural pest control inspection on your property. Our inspectors have determined that your property will benefit from the safe application of a chemical commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property. Please take a few moments to read and become familiar with the content.

State Law requires that you be given the following information:

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"CAUTION - PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed and regulated by the Structural Pest control Board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on the degree of exposure, so exposure should be minimized."

"If within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control operator immediately."

For further information contact any of the following:

North Coast Termite Control - 707-328-4008
County Health Department - 707-565-2671
County Poison Control Center - 800-523-2222
County Agricultural Commissioner - 707-565-2371
Structural Pest Control Board - 916-561-8700
2005 Evergreen Street, Suite 1500, Sacramento, CA 95815

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale will be used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide you with this notice. A Preliminary Notice is not a lien against your property. It is a purpose to notify you of persons who may have a right to file a lien against your property if they are not paid.

NOTE: Authority cited: Section 8525, Business and Professions Code.
Reference: Section 8513, Business and Professions Code.

HISTORY:

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HISTORY:

1. New section filed 9-21-84; effective thirtieth day thereafter(Register 84, No. 38.)For prior history, see register 83, No. 20.
2. Amendment filed 3-23-87 effective upon filing pursuant to Government Code Section 11346.2(d)(Register 87, No. 13.)