
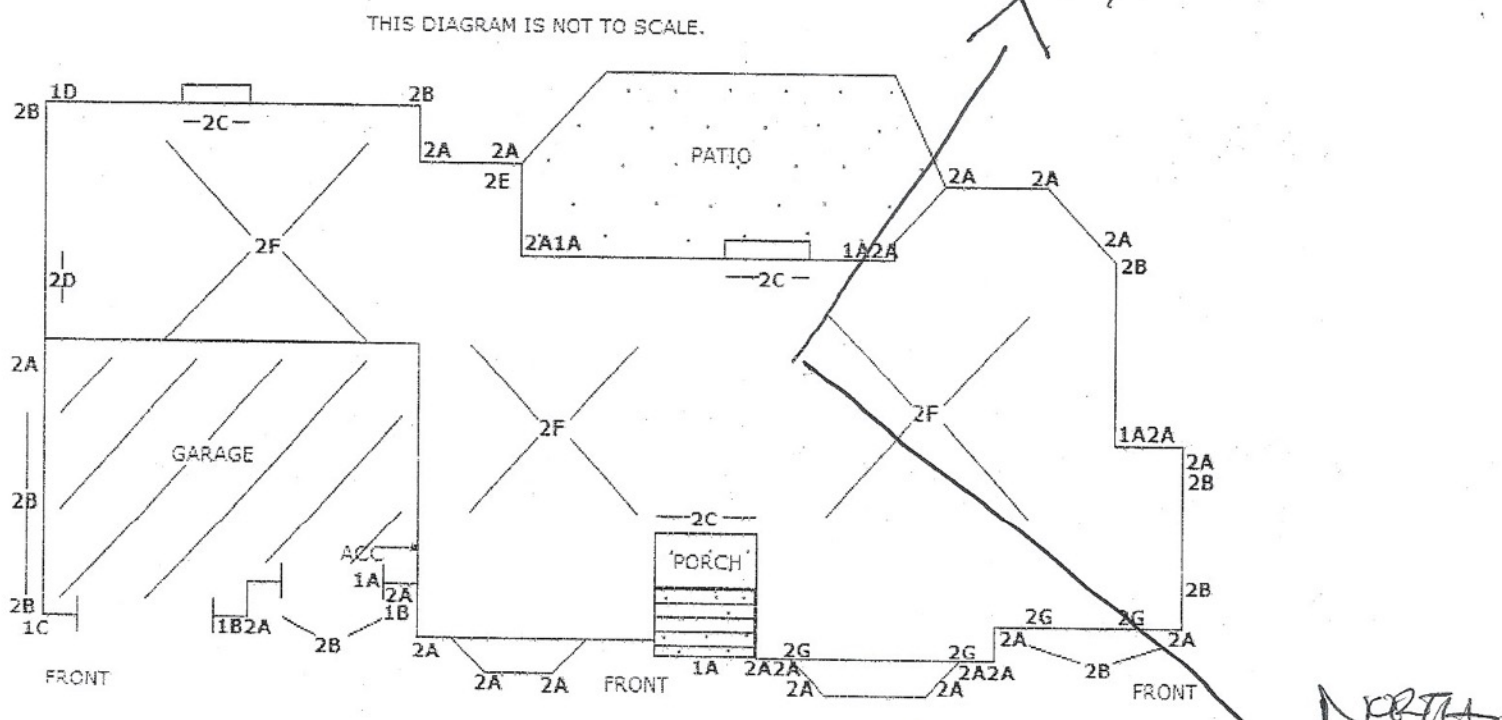


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 1448	STREET, CITY, STATE, ZIP Wild Oak Court, Lakeport CA 95453	Date of Inspection 3/28/2022	No. of Pages 7
			
P.O. Box 1453 Kelseyville, CA 95451 Ph: (707) 279-1710 or (707) 964-1710 Toll: (800) 498-2818 Fax: (707) 279-1490 Email: aardvarktermitecontrol@gmail.com			
Firm Registration No. PR 2300	Report No. 25478	Escrow No.	
Ordered By: Scott & Susan Nakahara c/o Country 460 S. Main St. Lakeport, CA 95453 Attn: Julie Taylor	Property Owner/Party of Interest Jennifer Ishihara 1448 Wild Oak Court Lakeport, CA 95453	Report Sent To: Scott & Susan Nakahara c/o Country 460 S. Main St. Lakeport, CA 95453 Attn: Julie Taylor	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: One Story, Single Family Dwelling, Wood Exterior, Attached Garage, Porch, Patio. Furnished/ Occupied		Inspection Tag Posted: Subarea	
		Other Tags Posted: None Noted	
An inspection has been made to 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 <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>			
If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.			



Inspected by Bernardo Hurtado State License No. FR 55858 Signature [Handwritten 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.
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, or (800) 737-8188 or www.pestboard.ca.gov.

43M-41 (Rev. 04/2015)

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A. Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical, portions of the sub area concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant. Our inspectors are not equipped with 40 ft. ladders, therefore, all two story buildings will not be inspected at the eaves unless requested.

B. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure; or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990-1991.

C. This company will reinspect repairs done by others WITHIN FOUR (4) MONTHS FROM DATE OF 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.

D. THIS COMPANY IS NOT RESPONSIBLE FOR WORK COMPLETED BY OTHERS, RECOMMENDED OR NOT, INCLUDING OWNER. Contractor bills should be submitted to Escrow as certification of work completed by others.

E. 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.

F. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

G. During the course of/or after opening walls or any previously concealed areas, any further damage or infestation is found, a supplementary report will be issued. Any work completed in these areas would be at Owner's direction and additional expense.

H. During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings; These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

I. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

J. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed to the Owner of this property, or his designated Agent. Occupant must comply with instructions contained in Fumigation Notice. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you take any steps that you feel necessary to prevent any damage to your property. We also recommend that you contact your insurance agent and verify that you have insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide any on site security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

K. Your termite report and clearance will cover EXISTING infestation or infection outlined in this

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report FOR FOUR (4) MONTHS.

L. If you should have any questions regarding this report, please call or come by our office during business hours between 8 a.m. to 5 p.m. Monday - Thursday and 8 a.m. to 3 p.m. Fridays.

M. I agree to pay reasonable attorney's fees if suit is required by this COMPANY to enforce any terms of this contract, together with the costs of such action, whether or not suit proceeds to judgement.

N. The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due. **Escrow can be billed up to 60 DAYS. AFTER THAT TIME, WE MUST HAVE PAYMENT FOR OUR SERVICES.**

O. Inspections can be paid out of escrow **if currently in escrow and escrow information is given on day of inspection. IF ESCROW SHOULD CANCEL, INSPECTION FEE IS DUE WITHIN 10 DAYS.**

P. If this report is used for escrow purposes then it is agreed that this inspection report and Completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

Q. This Wood destroying Pests & Organisms Report **DOES NOT INCLUDE MOLD** or any mold like condition. 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.

R. Further inspection of concealed areas must be viewed by this firm. If these areas are closed up at the time of re inspection, it will be necessary to re-open and be viewed by this firm with an additional trip charge.

S. We do not water test exterior doors, sliding glass doors, windows or inspect or water test rain gutters unless otherwise noted in this report.

T. Painting of repaired areas is not included unless specified on the original report.

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A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: CONTAINS ITEMS WHICH HAVE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: ARE ITEMS DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION, DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION 1 OR SECTION 2.

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, THEREFORE, YOU MAY WISH TO SEEK A SECOND OPINION SINCE THERE MAY BE ALTERNATIVE METHODS OF CORRECTING THE FINDINGS LISTED ON THIS REPORT THAT MAY BE LESS COSTLY.

LOCAL TREATMENT IS NOT INTENDED TO BE AN ENTIRE STRUCTURE TREATMENT METHOD. IF INFESTATIONS OF WOOD-DESTROYING PESTS EXTEND OR EXIST BEYOND THE AREA(S) OF LOCAL TREATMENT, THEY MAY NOT BE EXTERMINATED.

1. SECTION ONE:

ITEM 1A **FINDING:** Fungus has damaged the roof sheathing at the front, back, and right side of the structure.

RECOMMENDATION: Remove enough roof covering to allow for the removal of the damaged sheathing. If no further damage is exposed, replace with new material. Replace the roofing material. Painting is not included in our bid.

NOTE: IF DAMAGE IS FOUND TO EXTEND INTO INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT SHALL BE FILED. AREAS OPENED UP DURING THE COURSE OF REPAIRS MUST BE VIEWED BY THIS FIRM BEFORE INSTALLING NEW MATERIAL OR CLOSING UP REPAIRED AREAS.
***** This is a Section 1 Item *****

\$ 4800.00

ITEM 1B **FINDING:** Fungus has damaged the siding at the front side of the structure.

RECOMMENDATION: Cut out the damaged siding to allow for further inspection. If no further damage is exposed, replace with new material. Note: Painting is not included in our bid.

NOTE: NEW MATERIAL WILL NOT MATCH, BUT WILL BE OF SIMILAR DESIGN.

NOTE: IF DAMAGE IS FOUND TO EXTEND INTO INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT SHALL BE FILED. AREAS OPENED UP DURING THE COURSE OF REPAIRS MUST BE VIEWED BY THIS FIRM BEFORE INSTALLING NEW MATERIAL OR CLOSING UP REPAIRED AREAS.
***** This is a Section 1 Item *****

\$ 350.00

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1. SECTION ONE:

ITEM 1C **FINDING:** Fungus has damaged the corner trim at the left side of the structure.

RECOMMENDATION: Cut out the damaged trim to allow for further inspection. If no further damage is exposed, replace with new material. Note: Painting is not included in our bid.

NOTE: IF DAMAGE IS FOUND TO EXTEND INTO INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT SHALL BE FILED. AREAS OPENED UP DURING THE COURSE OF REPAIRS MUST BE VIEWED BY THIS FIRM BEFORE INSTALLING NEW MATERIAL OR CLOSING UP REPAIRED AREAS.
 ***** This is a Section 1 Item *****

\$ 110.00

ITEM 1D **FINDING:** Fungus has damaged the siding at the back side of the structure.

RECOMMENDATION: Cut out the damaged portion of the siding to allow for further inspection. If no further damage is exposed, replace with new material using z-bar flashing. Painting is not included in our bid.

NOTE: NEW SIDING MAY NOT MATCH, BUT WILL BE OF SIMILAR DESIGN.

NOTE: IF DAMAGE IS FOUND TO EXTEND INTO INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT SHALL BE FILED. AREAS OPENED UP DURING THE COURSE OF REPAIRS MUST BE VIEWED BY THIS FIRM BEFORE INSTALLING NEW MATERIAL OR CLOSING UP REPAIRED AREAS.
 ***** This is a Section 1 Item *****

\$ 250.00

2. SECTION 2:

ITEM 2A **FINDING:** Water stains were noted at the gutter seams indicating a possible leak at the front, left, back, and right side of the structure.

RECOMMENDATION: Clean and seal the gutter seams as needed.

NOTE: THIS FIRM HAS NO RELIABLE MEANS TO WATER TEST THE GUTTERS REPAIRED BY OTHER TRADES. THIS FIRM ASSUMES NO RESPONSIBILITY FOR ANY GUTTER REPAIRS BY OTHERS. ANY GUARANTEES SHOULD BE PROVIDED ON LETTERHEAD WITH LICENSE NUMBER BY ANY COMPANY PERFORMING THESE REPAIRS.

***** This is a Section 2 Item *****

Other Trades

ITEM 2B **FINDING:** Corrosion was noted on the rain gutters and the rain gutters are damaged causing a moisture condition.

RECOMMENDATION: Replace damaged gutters as needed.

***** This is a Section 2 Item *****

Other Trades

ITEM 2C **FINDING:** A void was present between the floor and doors.

RECOMMENDATION: Seal the void as needed to correct the moisture condition.

NOTE: THE VOIDS WILL BE FILLED WITH SILICONE CAULK. COLOR WILL BE SIMILAR, MAY NOT MATCH EXACTLY.

***** This is a Section 2 Item *****

\$ 80.00

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2. SECTION 2:

ITEM 2D **FINDING:** Form boards/stakes were noted to be embedded in the sub area soil. Form boards are a food source for termites and other wood destroying pests and may attract infestations to the structure.

RECOMMENDATION: Cut out the form boards/stakes from the sub area and dispose of. If it is found to be impractical to remove the boards/stakes, treat the embedded wood with a 15% solution of Timbor, an approved fungicide, in accordance with the manufacturer's label.

NOTE: CELLULOSE DEBRIS MUST BE REMOVED TO ALLOW FOR TREATMENT.

NOTE: IF IT IS FOUND THAT DURING THE REMOVAL OF THE BOARDS/STAKES THAT THE WOOD IS INFESTED WITH SUBTERRANEAN TERMITES, A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND ADDITIONAL CHARGES WILL BE LISTED.

***** This is a Section 2 Item *****

\$ 75.00

ITEM 2E **FINDING:** A plumbing leak was noted at the hall bathroom bathtub/shower drain in the sub area causing an excessive moisture condition.

RECOMMENDATION: Repair the leak at the bathtub/shower drain as necessary to correct the excessive moisture condition.

NOTE: Owner to engage other trades for repair as needed.

***** This is a Section 2 Item *****

Other Trades

ITEM 2F **FINDING:** Tree roots and cellulose debris (wood, paper products) was noted in the sub area. This type of debris is a food source for termites and other wood destroying pests, and may attract infestations to the structure.

RECOMMENDATION: Remove the cellulose debris of a rakable size from the subarea and dispose of it.

NOTE: CELLULOSE DEBRIS MUST BE REMOVED IF SUB SOIL TREATMENT IS NEEDED.

***** This is a Section 2 Item *****

\$ 175.00

ITEM 2G **FINDING:** The ventilation is inadequate due to the insignificant amount of vents for a structure of this size. This may cause infestations or fungus infections in this area.

RECOMMENDATION: Install 4 new wire mesh vents to improve the subarea ventilation.

***** This is a Section 2 Item *****

\$ 180.00

4. NOTES:

NOTE: THE SUBFLOORING WAS FOUND TO BE INACCESSIBLE FOR PHYSICAL INSPECTION DUE TO INSULATION. IT IS IMPRACTICAL TO REMOVE THE INSULATION AT THIS TIME SINCE NO VISIBLE SIGNS OF INFESTATION OR INFECTION ARE VISIBLE. IF INTERESTED PARTIES ARE CONCERNED, AN INSPECTION WOULD BE MADE UPON REMOVAL OF THE INSULATION.

NOTE: THE ATTIC WAS INSPECTED FROM THE ACCESS OPENING DUE TO DIMINISHED CLEARANCE AND INSULATION. NO VISIBLE INFESTATION OR INFECTION WERE NOTED ON THE VISIBLE SURFACES AT THIS TIME. NO RECOMMENDATIONS ARE MADE.

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4. NOTES:

NOTE: THERE IS A NORMAL AMOUNT OF STORAGE IN THE GARAGE. NO VISIBLE INFECTION OR INFESTATION WAS NOTED ON THE VISIBLE SURFACES AT THIS TIME. NO RECOMMENDATIONS ARE MADE.

NOTE: PORTIONS OF THE INTERIOR WERE INACCESSIBLE FOR INSPECTION DUE TO PERSONAL STORAGE.

NOTE: PORTIONS OF THE EXTERIOR OF THE STRUCTURE WERE INACCESSIBLE FOR INSPECTION DUE TO THE HEIGHT OF THE BUILDING. THESE AREAS WERE VIEWED FROM GROUND LEVEL. NO VISIBLE INFESTATION OR INFECTION COULD BE SEEN.