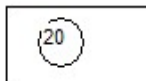


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 775	STREET, CITY, STATE, ZIP Bonde Ct, Pleasanton CA 94566	Date of Inspection 4/3/2025	No. of Pages 5	
		261 Spring Street Pleasanton, CA 94566 Tel: (925) 249-9611 Fax: (925) 249-9511 www.specialtyteam.com		
Firm Registration No. PR 4380		Report No. 92039	Escrow No.	
Ordered By: Doug Marshall 775 Bonde Ct Pleasanton, CA 94566 510-325-1987		Property Owner/Party of Interest Doug Marshall 775 Bonde Ct Pleasanton, CA 94566 marshall.doug@comcast.net	Report Sent To: Doug Marshall PO BOX 421 Pleasanton, CA 94566 marshall.doug@comcast.net 510-325-1987	
COMPLETE REPORT <input type="checkbox"/>		LIMITED REPORT <input type="checkbox"/>	SUPPLEMENTAL REPORT <input checked="" type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
General Description: One story single family dwelling with stucco and wood siding exterior Limited to the main structure, excluding the rear decking and all retaining walls		Inspection Tag Posted: Garage		
		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 type="checkbox"/> Further Inspection <input 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 Ken Browning State License No. FR32853 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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BUILDING NO.

STREET, CITY, STATE, ZIP

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REPORT NO.

GENERAL INFORMATION & TERMS – PLEASE READ CAREFULLY

1. **SCOPE OF INSPECTION:** Wood Destroying Organism inspections are regulated by state law and contain information regarding the substructure, foundation walls and footings, porches, patios and steps, air vents, abutments, attic spaces, roof framing that includes the eaves, rafters, fascias, exposed timbers, exposed sheathing, ceiling joists, and attic walls, or other parts subject to attack by wood destroying pests or organisms. The following are also noted: conditions usually deemed likely to lead to infestation or infection, such as earth-wood contacts, excessive cellulose debris, faulty grade levels, excessive moisture conditions, evidence of roof leaks, and insufficient ventilation. BPC 8516(b) (7) Other conditions, such as presence of general pests, rodents, poor indoor air quality, mold, lead, asbestos, structural problems and building code deficiencies are outside the scope of this inspection and information about these conditions should be obtained from appropriately qualified professionals.

2. **INACCESSIBLE AREAS:** 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 subarea 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.

3. **CONCEALED CONSTRUCTION ELEMENTS:** 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 these areas. Second story stall showers are inspected but not water tested. Sunken or below grade showers or tubs are not water tested due to their construction.

4. **SUPPLEMENTAL REPORTS:** During the course of work or after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplemental report will be issued. Any work completed in these areas would be at owner's direction and additional expense.

5. **SUB-SLAB TREATMENT:** 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. We assume no responsibility for damage to any plumbing, gas or electrical lines, etc., in the process of treatment of concrete slabs or replacement of concrete or structural timbers.

6. **FUMIGATION:** When fumigation is recommended, we will exercise all due care to prevent, but assume no responsibility for damage to shrubbery, trees, plants, TV antennas, satellite dishes or roofs. A fumigation notice will be left with, or mailed to the owner of this property, or his agent. The occupant must comply with instructions contained in the 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 are needed 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. This 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 or break-ins. Fumigations are guaranteed for three (3) years from date of the Notice of Work Completed.

7. **ASBESTOS NOTICE:** Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos in, upon or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this company which are

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in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this company's employees, which is in any way related to the presence of asbestos on the premises.

8. MOLD NOTICE: There may be health related issues associated with the structural repairs reflected in the inspection report. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken. By executing the work authorization contract, customer acknowledges that he/she has been advised of the foregoing and has had the opportunity to consult a qualified professional.

9. LEAD-BASED PAINT: Repairs performed by this company to structures built before 1978 may disturb materials containing lead-based paint and may release debris or dust containing lead. Lead is known to the State of California to cause cancer and defects or other reproductive harm. Please contact a qualified professional if you would like more information about lead.

10. GUARANTEE AND LIMITATION OF LIABILITY: Contractor warrants repairs supplied hereunder for a period of one (1) year from the date of completion, except that plumbing, glass sealing, any other work undertaken to control moisture, and items or services which must be performed periodically, shall be guaranteed for a period of Thirty (30) days. Unless otherwise agreed and set forth in writing, the materials, workmanship and equipment used will be those chosen by the contractor and will conform to the local building codes.

A. FUMIGATIONS AND WHOLE STRUCTURE ("COMPLETE") CHEMICAL TREATMENTS are guaranteed for **THREE (3) YEARS** from date of completion.

B. LOCAL TREATMENTS FOR BEETLES OR SUBTERRANEAN TERMITES are guaranteed for **THREE (3) YEARS** from date of completion **FOR THE AREAS TREATED ONLY**. Notice regarding local treatments: We guarantee the area(s) treated only. 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.

C. LOCAL TREATMENTS FOR DRYWOOD TERMITES ARE NOT GUARANTEED

D. Surface fungus treatments are guaranteed for one year.

Please note: Inspection reports list conditions evident at the time of inspection. Because conditions may change, the inspection is not guaranteed. Repairs performed by this company are guaranteed as described above.

11. TERMS: The total cost of work authorized under Specialty Inspections Work Authorization Contract is due and payable upon completion of the work listed in the contract, unless otherwise specified. Any work performed against an existing title escrow will be the financial responsibility of the party who signs the work authorization contract in the event of a cancelled escrow.

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IMPORTANT INFORMATION FOR ALL INTERESTED PARTIES

AREAS NOT INSPECTED

The following areas were not inspected because making them accessible at the time of inspection is considered impractical: inaccessible attics or portions thereof; the interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings; such structural segments as porte-cocheres, enclosed bay windows, buttresses, and similar areas to which there is no access without defacing or tearing out lumber, masonry or finished work; built-in cabinet work; floors beneath coverings, and areas where storage conditions or locks make inspection impracticable. BPC §8516(9)

HEALTH RELATED MOLDS OR FUNGI EXCLUSION

This property was not inspected for the presence or absence of health related molds or fungi. We are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence of health related molds, you should contact an industrial hygienist.

NOTICE: 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 report includes findings related to the presence or absence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface, unless otherwise noted, due to possible physical damage to the roof or personal injury. BPC §8516(8)(A)

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. BPC §8516(13)

NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Specialty Inspection's bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company, Specialty Inspections will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform. BPC §8514.5

REINSPECTIONS

A reinspection report is the report on the inspections of item(s) completed as recommended on an original report or subsequent report(s). 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. (§1993.1)

NOTICE: The charge for each reinspection is \$195.

SEPARATED REPORT

This is a separated report which is defined with Section 1 and Section 2 conditions evident on the date of the inspection. BPC §8516(13)

DEFINITION OF TERMS

Section 1 items: visible evidence of active infestation, infection or conditions that have resulted in or from infestation or infection.

Section 2 items: conditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found.

Further Inspection Items: recommendations to inspect area(s) 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.

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BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

Supplemental Report

This is a supplemental report, please refer to our original report #91279 dated 02/14/2025. Please reference item #9.

NOTE: At the request of the Owner, we returned to the property to perform the further inspection of original item #9 and the following was noted:

1. Findings and Recommendations:

ITEM 20 **FINDING:** The subflooring has been damaged by fungus below the hall bathroom floor going under the master bathroom stall shower.

RECOMMENDATION: Remove the toilet and the tile floor, make the necessary framing repairs, and install new appropriate backing and new ceramic tile to eliminate the excessive moisture condition.

***** This is a Section 1 Item *****

\$ 2950.00

NOTE: Our bid is to reinforce the subflooring below the master bathroom stall shower while the flooring is open.

NOTE: The bid given is to replace the tile with a laminated flooring selected by the Owner.

NOTE: It will be necessary to remove the vanity to allow for repairs. This is included in the bid.

NOTE: The bid given is to go back with a wood barge board.

If during the course of work on the preceding item additional damage is found, a supplemental report will be issued with additional findings, recommendations and job costs.

****SPECIAL NOTATION REGARDING THE PRECEDING ITEM****

The preceding item requires a building permit, in our opinion. If additional damage is found during the course of repair or if the building department requires additional work not outlined in this report, a supplemental report will be issued covering additional recommendations and cost.

The cost of the permit (determined by each individual city) is not included in the bid for this item. Permit costs are determined by each individual city once the permit is pulled. The cost of the permit will be reflected as an additional cost on the invoice once the job is completed.

There will be an additional \$200 labor charge on top of the permit fee for Specialty Termite to pull the permit.

PLEASE SEE OUR WORK AUTHORIZATION CONTRACT FOR PRICES.

The diagram is not to scale and the findings are in approximate locations.

KB/ej



261 Spring Street
 Pleasanton, CA 94566
 Tel: (925) 249-9611
 Fax: (925) 249-9511
 www.specialtyteam.com

WORK AUTHORIZATION CONTRACT

Address of Property: 775 Bonde Ct, Pleasanton CA 94566
 Inspection Date: 4/3/2025
 Report #: 92039
 Title Co. & Escrow #:

SECTION 1	SECTION 2	FURTHER INSPECTION
20 \$ 2950.00		

We Authorized the Following Section 1 Items to be Performed.

We Authorized the Following Section 2 Items to be Performed.

We Authorized the Following Items for Further Inspection.

Proposed Cost Section 1: <u> \$2,950.00 </u>	Proposed Cost Section 2: <u> \$0.00 </u>	Proposed Cost Fur.Insp.: <u> \$0.00 </u>
	Total:	
	<u> \$2,950.00 </u>	

** PLEASE CAREFULLY READ FULL DISCLAIMERS LISTED ON PAGES 2 AND 3 OF THE ORIGINAL REPORT**

THERE IS A \$300.00 MINIMUM CHARGE FOR ANY WORK AUTHORIZATION CONTRACT.

LIEN. NOTICE UNDER THE MECHANICS LIEN LAW. (California Civil Code Section 3110 et seq.) Any contractor, subcontractor, laborer, supplier of any other person who helps to improve your property but not paid for his work or supplies, has a right to enforce a claim against your property. This means that at a court hearing, your property can be sold by a court official and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor or laborer or supplier remains unpaid. This section constitutes pre-lien notice under MECHANICS LIEN LAW, Civil Code Section 3097.

****Note**** Inspection fee is billed separately above any work costs! Prices valid four months from inspection date.

I have read this work authorization contract and WDO inspection report it refers to. SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.

I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

 APPROVED AND READ BY:

 DATE

 ACCEPTED FOR:

SPECIALTY INSPECTIONS

 DATE

WORK AUTHORIZATION CONTRACT

Address of Property: 775 Bonde Ct, Pleasanton CA 94566
Inspection Date: 4/3/2025
Report #: 92039
Title Co. & Escrow #:

1. Complete page 1 of contract by indicating items to be performed and obtaining signature.

2. Who do we call to schedule work?

Name: _____ Phone No. _____

3. Who is responsible for payment of repair?

Billing Name _____

Phone No. _____

Billing Address _____

Email Address(*required*) _____

DISCLAIMER: Specialty Inspections assumes no responsibility for any additional work the building department may require beyond what is outlined in the scope of work.

IF THE CONTRACTED WORK IS BEING BILLED TO AN ESCROW ACCOUNT:

***Specialty Inspections only bills to an escrow account when a sale is pending on the property.

***Work exceeding \$10,000 may require progressive payments.

Title Company _____

Phone No. _____ Fax No. _____

Officer _____ Escrow No. _____

CLOSE OF ESCROW DATE: _____

WORK EXCEEDING \$2,500 DONE OUTSIDE OF ESCROW REQUIRES A 40% DEPOSIT. THE TOTAL AMOUNT OF WORK. AUTHORIZED IS DUE AND PAYABLE UPON COMPLETION OF THE WORK, UNLESS OTHER ARRANGEMENTS ARE MADE WITH OUR OFFICE AHEAD OF TIME. AT 90 DAYS FROM COMPLETION, 1.5 % INTEREST PER MONTH IS CHARGED, RETROACTIVELY, ON PAST DUE ACCOUNTS. THIS IS AN ANNUAL PERCENTAGE RATE OF 18%. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY SIGNING THE AUTHORIZATION CONTRACT.

ONCE WE RECEIVE **BOTH COMPLETED PAGES** OF THE CONTRACT, THE FOREMAN WILL CALL TO SCHEDULE WORK. PLEASE DON'T HESITATE TO CONTACT OUR OFFICE WITH QUESTIONS. WORK AUTHORIZATION MAY BE EMAILED TO **REPAIRS@SPECIALTYTEAM.COM**



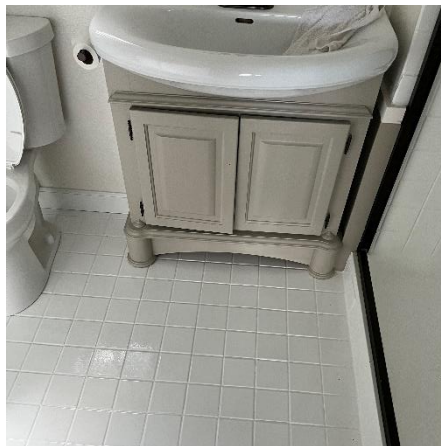
Item 20



Item 20



Item 20



Item 20