

Wood Destroying Pests and Organisms Inspection Report

Building No. 2963 23rd St	Street	City San Francisco	Zip 94110	Date of Inspection 7/28/2026	Number of Pages 6
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ZC & Associates Pest Control

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PR 5702

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

Ordered By: Ben Taylor Akwaba Real Estate, Inc.	Property Owner and/or Party of Interest: Saavedra Living Trust 2963 23rd St San Francisco, CA 94110	Report sent to: Ben Taylor The Marquez Team WFG National Title Company Registration #: #5702 Escrow #: #26-185351 Report #: 1371
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☒ Original ☐ Supplemental ☐ Notice of Work ☐ Corrected
☐ Limited ☐ Reinspectio ☐ Notice of Work Not ☐ Separated

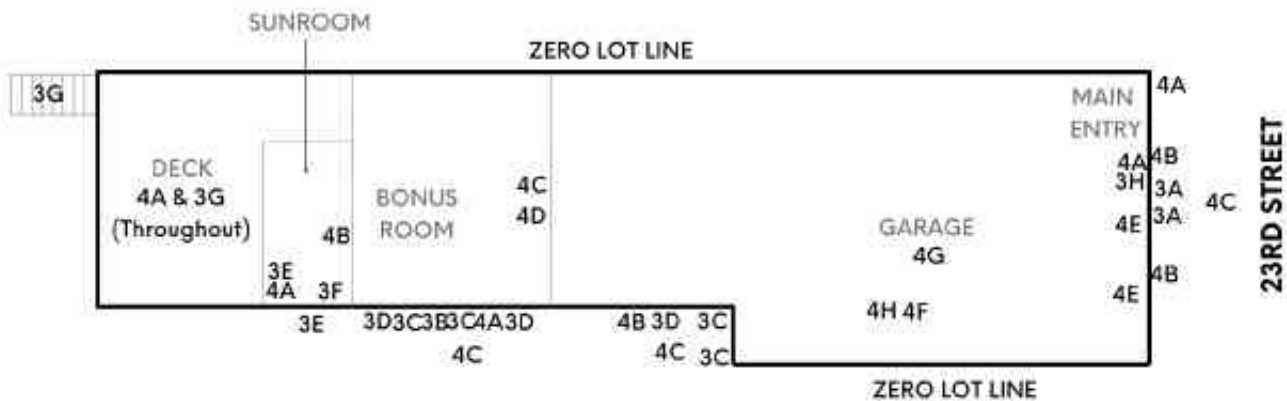
General Description: 3 story single family residence with attached garage.	Inspection Tag Posted: Garage
	Other Tags Posted: None Noted

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 items.

Diagram Not to Scale. Items Are In Approximate Location



Inspected by: Tien H. Chu State License No. FR 65559 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, CA 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, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (REV. 04/2015)

NOTICES

NOTICE: Reports on this structure prepared by various registered companies should list the same finding (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 for a second opinion from another company.

ROOF

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 Contractors State License Board

INACCESSIBLE AREAS

This inspection and report covers the visible and accessible areas of the building shown on the diagram. Interiors of hollow walls, inaccessible areas, spaces between floor and ceilings below, spaces between a deck and a soffit below, stall showers over finished ceilings with no evidence of water staining on finished ceiling below, buttress areas and walls that are covered or hidden by furniture, appliances, cabinets, storage and/or personal possessions and locked areas and/or any area where inspection is only possible through tearing out or defacing of finished work are considered inaccessible and not inspected. Such inspections would be cost prohibitive and impractical unless otherwise noted herein.

We do not guarantee the work of others. We will re-inspect the work performed by others if performed within four months from the date of the original inspection. A building permit is required and must be on site at time of re-inspection.

DAMAGE NOT RECOMMENDED IN THIS REPORT

NOTE: In the event additional or hidden damage is found in the course of repairs, ZC & Associates Pest Control shall perform said repairs unless the area in question is specifically excluded in this report. Should any other firm or person undertake repairs on this property, ZC & Associates Pest Control shall not be liable for hidden damage discovered in the course of repairs.

Only a licensed pest control firm may apply any chemical for treatment of wood destroying organisms including fungicides (for exception see sec. 8555 of the Business & Professional Code, Division 3).

AUTHORIZATION OF WORK LIMITATION

IF ZC & ASSOCIATES PEST CONTROL IS NOT AUTHORIZED TO PERFORM THE WORK IN THIS REPORT WITHIN FOUR MONTHS OF THE DATE OF THIS INSPECTION, A NEW INSPECTION WILL BE REQUIRED AND A NEW AUTHORIZATION OF WORK WILL BE CREATED. SAID INSPECTION WILL BE PERFORMED AT THE OWNER OR PERSON OF INTEREST'S EXPENSE. COST OF THE RE-INSPECTION WILL NOT EXCEED THE COST OF THE ORIGINAL INSPECTION.

GUARANTEE

All work performed by this company is guaranteed for a period of one year from the date of completion with the exception of plumbing work, caulking, sealing or linoleum work which is guaranteed for a period of sixty (60) days. Operations are covered by liability insurance, general contractor license,

bond, city license and permit. All employees are covered by Workman's Compensation Insurance.

This inspection is for the purpose of identifying the presence or absence of wood destroying organisms only. ZC & Associates Pest Control does not cite violations of building codes nor perform an all encompassing building inspection. Foundations are inspected below or above adjoining grade levels only and a structural evaluation is not performed or made a part of this Structural Pest Control inspection. It is recommended that persons desiring information regarding electrical, plumbing, structural or general operating systems of this structure hire a qualified building property inspection firm to inspect these areas.

SEPARATED REPORT

A separated report has been requested which is defined as SECTION I / SECTION II conditions evident on the date of the inspection. SECTION I contains items where there is evidence of active infestation, infection or condition resulting in or from infestations or infections. SECTION II items are conditions deemed likely to lead to infestations or infections 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 to complete his inspection and cannot be defined as SECTION I or SECTION II.

MOLD

THIS PROPERTY WAS NOT INSPECTED FOR THE PRESENCE OR ABSENCE OF HEALTH RELATED MOLDS OR FUNGI AND OR INDOOR AIR QUALITY. BY CALIFORNIA LAW, Arrest-A-Pest IS NEITHER QUALIFIED, AUTHORIZED NOR LICENSED TO INSPECT FOR HEALTH RELATED MOLDS OR FUNGI. IF INFORMATION IS DESIRED ABOUT THE PRESENCE OR ABSENCE OF HEALTH RELATED MOLDS REGARDING THIS STRUCTURE YOU SHOULD CONTACT AN INDUSTRIAL HYGIENIST. ANY HEALTH RELATED IMPLICATIONS WHICH MAY BE ASSOCIATED WITH THE FINDINGS OR RECOMMENDATIONS (INCLUDING REPAIRS RECOMMENDED) THAT ARE REFLECTED IN THIS REPORT OR CONCERNING INDOOR AIR QUALITY SHOULD BE DIRECTED TOWARDS A QUALIFIED PROFESSIONAL AND OR PROPERLY LICENSED HYGIENIST.

END NOTICES

FINDING & RECOMMENDATIONS

3A FINDING: Evidence of fungus infestation and wood rot noted at garage door and planter at front of property. (Section 1)
RECOMMENDATION: Owner to contact related trade for necessary repair and/or replacement. (Owner Responsibility)

3B FINDING: Evidence of fungus infestation and wood rot noted at the door for bonus room at left side of the property as indicated in the diagram. (Section 1)
RECOMMENDATION: Remove and replace damaged door with similar grade, paint to match as closely as practicable. - \$1,254.00

3C FINDING: Evidence of fungus infestation and wood rot noted at trims at left of property as indicated in the diagram. (Section 1)
RECOMMENDATION: Remove and replace damaged trims with exterior material and paint to match as closely as practicable. In the event that additional damage is uncovered after removal of the damage wood member(s) or extended into wood structure, a supplemental report will be issued for further correction. - \$1,968.00

3D FINDING: Evidence of fungus infestation and wood rot noted at siding at left of property as indicated in the diagram.

(Section 1)

RECOMMENDATION: Trim off damaged siding and fill void with mortar. In the event that additional damage is uncovered after trim off the damage wood member(s) or extended into wood structure, a supplemental report will be issued for further correction. - \$579.00

3E FINDING: Evidence of fungus infestation and wood rot noted at subfloor/soffit at left side of the property and in the sunroom as indicated in the diagram. (Section 1)

RECOMMENDATION: The full extent of the concealed damage could not be determined at the time of inspection. Due to the extents of damages, owner is recommended to contact related trade for repairs/corrections. (Owner Responsibility)

3F FINDING: Evidence of water intrusion and surface fungus noted at siding under sunroom/rear deck as indicated in the diagram. (Section 1)

RECOMMENDATION: Wire brush infected areas and local treatment with TIM-BOR. In the event that additional damage is uncovered after wire brushing infected areas, a supplemental report will be issued for further correction. - \$518.00

3G FINDING: Evidence of fungus infestation and wood rot noted at wood members across the rear deck/staircase structure. (Section 1)

RECOMMENDATION: Due to the extents of damages, owner is recommended to contact related trade for necessary repair. (Owner Responsibility)

3H FINDING: Evidence of fungus infestation and wood rot noted at stud in garage as indicated in the diagram. (Section 1)

RECOMMENDATION: Remove and replace damaged studs. In the event that additional damage is uncovered after trim off the damage wood member(s) or extended into wood structure, a supplemental report will be issued for further correction. - \$854.00

4A FINDING: Evidence of wood boring beetle infestation noted at the following areas as indicated in the diagram: (Section 1)

- Wood member at front gate.
- Door jambs/threshold at left side of property.
- Across wood members under rear deck.
- Stud in garage (w/damage) - Refer to item 3H for repair recommendation.

PRIMARY RECOMMENDATION: Fumigate the structure with Vikane Gas for the control of wood destroying beetles. It will be necessary to vacate the property 4 1/2 days. After the fumigation is completed, The property will be posted with safe for re-entry. It is property owner's responsibility to contact gas company to relight the pilot. (Fumigation cannot be performed since subject is an attached row house)

SECONDARY RECOMMENDATION: Local treatment with TIMBOR. 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. - \$1,321.00

4B FINDING: Wood/Concrete contact noted at garage door jambs and sidings at left of property and under sunroom/rear deck as indicated in diagram. (Section 2)

RECOMMENDATION: Trim door jambs approximately 2" from concrete floor and fill void with mortar. - \$1,277.00

4C FINDING: FINDING: Peeling paint, exposed nails/holes/seams were observed across the exterior walls and wood members. (Section 2)

RECOMMENDATION: Owner is advised to keep the exterior walls and wood members well sealed, painted at all times, to prevent water intrusion/penetration, and potential future damage. (Owner Responsibility)

4D FINDING: The rear exterior wall was covered with asphalt shingles with exposed fasteners and extensive patchwork observed. The installation appeared not to have been performed in a workmanlike manner. (Section 2)

RECOMMENDATION: The condition of the underlying wall/siding could not be determined during visual inspection. Recommend to contact related trade for further investigation and necessary corrections. (Owner Responsibility)

4E FINDING: Water damage noted at window aprons in Bedroom #3 & living room. (Section 2)

RECOMMENDATION: Owner is recommended to contact related trade to identify and correct the source of the water intrusion. (Owner Responsibility)

4F FINDING: Evidence of possible rodent infestation noted in attic area. (Section 2)

RECOMMENDATION: Owner is recommended to contact rodent exterminator for clarification or necessary correction. (Owner Responsibility)

4G FINDING: Garage walls and ceiling are finished with sheet rock, rendering them inaccessible for inspection.

Additionally, built-in cabinetry and excessive stored items were present. Concealed and obstructed areas are inaccessible for inspection. (For Information Only)

4H FINDING: The tops of ceiling joists at attic over main living area are covered by blow-in insulation and the attic has low clearance. This renders the attic area inaccessible for inspection. A "visual" inspection from the opening was made. (For Information Only)

NOTE #1: The detached storage shed at rear of property is not considered a part of the living area and was not inspected. (For information only)

NOTE #2: Partial interior appears to have been recently painted/patched. Recently applied finishes may limit the visibility of underlying conditions that are not readily observable during a visual inspection. (For Information Only)

NOTE #3: The property was occupied at the time of inspection. Excessive personal belongings, stored items and furnishings limited access to portions of the property. Concealed or inaccessible areas were not inspected. (For Information Only)

END FINDINGS AND RECOMMENDATIONS

CONDUCTIVE CONDITIONS NOTED AT THE TIME OF THE INSPECTION

It is important that all parties reading this report understand that this report covers the accessible areas of the structure only. There are many inaccessible areas in a structure (see inaccessible areas on page 2 of this report). ZC & Associates Pest Control does not warrant or make any representation as to the interior or hollow spaces of walls or ceiling. These areas are considered inaccessible. Further inspection recommendations are made where there are visible signs of infestations or infections. Otherwise, the areas as noted on page two of this report are considered inaccessible and were not inspected or include in this report.

END CONDUCTIVE CONDITIONS

OCCUPANTS CHEMICAL NOTICE

ZC & Associates Pest Control will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

(1) The pest (s) to be controlled:

☐ SUBTERRANEAN TERMITES

☐ DRY-WOOD TERMITES

☒ FUNGUS or DRY ROT

☒ WOOD BORING BEETLES

(2) The pesticide (s) proposed to be used and the active ingredient (s).

☒ A. TIM-BOR: Active Ingredients: Disodium Octaborate Tetrahydrate; 98%

- ___ B. TERMIDOR: Active Ingredients: Fipronil: 5 Amino-1-(2,6 disolore-4 (trifluoromea ylphenyl)-4- (1,R,S) - (trifloucomethyl sulfiny)-1.-H-pyrazole-3-carbonitrite; 9.1%; Inert Ingredients: 90.9%
- ___ C. BORA-CARE: Active Ingredients: Disodium Octaborate Totrahydrate; 40%
- ___ D. VIKANE: Active Ingredients: Sulfuryl Fluoride

"State law requires that you be given the following information:

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 existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

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

For further information, contact any of the following:

ZC & Associates Pest Control..... (650) 992-1191

San Mateo County Health Department.....(650) 573-2222

San Mateo County Agricultural Commission.....(650) 363-4700

Poison Control Center..... (800) 222-1222

Structural Pest Control Board

2005 Evergreen Street, Ste.1500, Sacramento, CA 95815..... (916) 561-8750

San Francisco Health Department.....(415) 206-5317

San Francisco Agricultural Commission.....(415) 252-3830

Santa Clara County Health Department.....(408) 792-5040

Santa Clara County Agricultural Commission.....(408) 918-4600

Alameda County Health Department.....(510) 267-8000

Alameda County Agricultural Commission.....(510) 670-5232

Contra Costa County Health Department.....(925) 646-5275

Contra Costa County Agricultural Commission.....(925) 608-6600

San Joaquin County Health Department.....(209) 953-6000

San Joaquin County Agricultural Commission.....(209) 468-3411

Sacramento County Agricultural Commissioner.....(916) 875-6603

Solano County Health Department.....(707) 784-8600

Solano County Agricultural Commission.....(707) 784-1310

Persons with respiratory or allergic condition, or other who may be concerned about their health relative to this chemical treat, should contact their physician concerning occupancy during and after chemical treatment prior to signing this NOTICE.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

OWNER/OCCUPANT

Date

END CHEMICAL NOTICE

property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice."
Contractors and laborers for wages do not have to provide such notice. A preliminary notice is not a lien against your property. Its purpose is to notify you of the persons who may have a right to file a lien against your property if they are not paid.

IF CONTRACT AWARDED IS OVER \$5,000 A PAYMENT SCHEDULE WILL BE REQUIRED

I have read and understand the above

Date

Printed Name



Tien H. Chu
Inspector

Date



3A

1



3A

2



3B

3



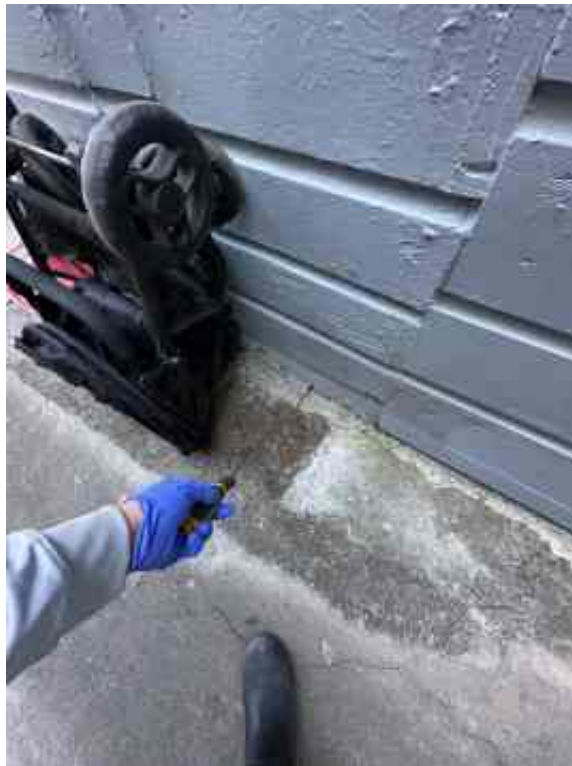
3C

4



3C

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3D

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3D

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3E

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3E

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3F

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3G

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3G

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3H

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4A

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4A

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4B

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4B

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4C

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4C

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4D

23



4E

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4E

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4F

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