# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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**Streamline Inspections**
**Po Box 1902**
**Twain Harte, CA 95383**
**Phone: 209-801-2080 Fax: 209-677-3397**
**streamlineinspections.pro**
**Registration # PR9669**


**Report # 7243**

| Ordered by: | Property Owner and/or Party of Interest: | Report sent to: |
|---|---|---|
| **Yosemite Region Resorts**<br>**Miriam Martin**<br>**18687 Main St.**<br>**Groveland, CA 95321** | **Cindy Watts** | **Yosemite Region Resorts**<br>**Miriam Martin**<br>**18687 Main St., Groveland, CA 95321** |

COMPLETE REPORT [X] LIMITED REPORT [ ] SUPPLEMENTAL REPORT [ ] REINSPECTION REPORT [ ]

General Description:
**Multi level, single family residence, wood frame construction, fiber cement siding and wood/ log timber trim, composition roof, attached decks, detached garage.**

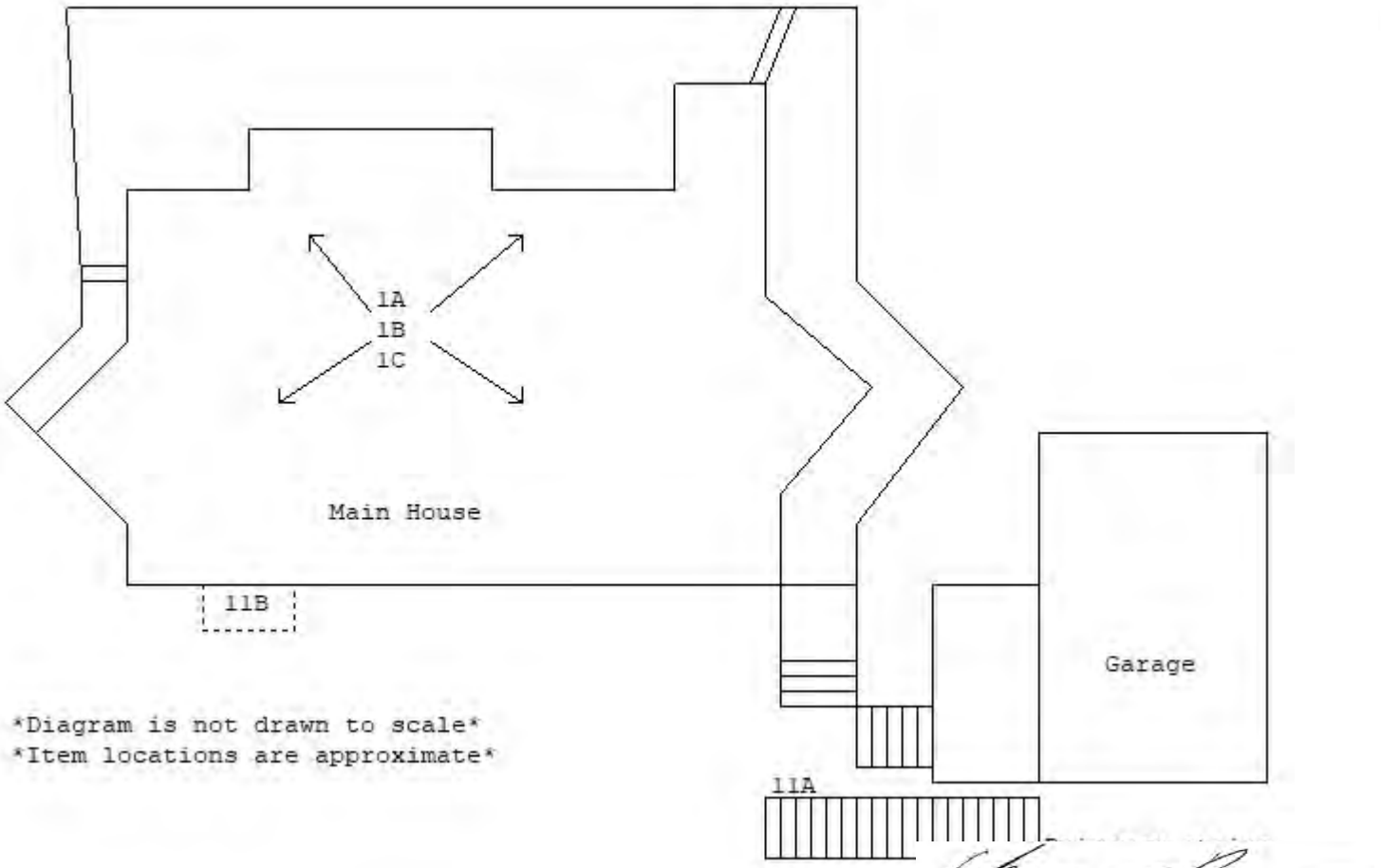
Inspection Tag Posted:
**Subarea**

Other Tags Posted:

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 [X] Drywood Termites [ ] Fungus / Dryrot [X] Other Findings [X] 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.**




**Inspected by:** Charley Reber **State License No.** OPR12010 **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, (800) 737-8188 or www.pestboard.ca.gov.

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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 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.

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. A re-inspection will be performed, if requested within four (4) months from date of original inspection, on any corrective work that we are regularly in the business of performing. If CERTIFICATION is required, then any work performed by others must be CERTIFIED by them. There is a re-inspection fee.

D. Streamline Inspections takes no responsibility for the repairs / quality of workmanship done by others, recommended or not, including by Owner. Contractor bills should be submitted to Escrow as certification of work completed by others. During repairs, any / all additional damage exposed must be removed by a licensed general contractor prior to reinspection by Streamline Inspections. One job site visit will be made to reinspect all necessary areas and to perform all chemical treatment of infected /infested areas; no reinspection fee will be charged at this time. Failure of others to remove all damage will result in a delay in chemical treatment until all damage is removed and another reinspection is performed. A $150 fee will apply to each job site appearance made by Streamline Inspections for the purpose of reinspection. Upon removal of damaged wood members, if additional wood destroying pests / organisms are exposed, recommendations and prices for chemical treatment and repairs will be given in a supplemental report. Unless specified in writing, Streamline Inspections, Inc. warrants from the day of completion all work for a period of 1 year with the exception of plumbing repairs, which have a 90 day warranty. Streamline Inspections, Inc. warrants all section one and two pest clearances from the day of issuance for a period of six (6) months and assumes no responsibility for any infection, infestation or damage which may be present in inaccessible areas. Nothing in this report is intended to certify, approve or warranty corrective work performed by persons not employed by Streamline Inspections, Inc. In such cases, we did not supervise the work, nor did inspect the adjacent areas exposed when the work was in progress as were not requested to provide interim inspections. Streamline Inspections only certifies the absence of infestation or infection in the visible and accessible areas. ***If it is found that others have concealed or hidden infestations or infections during the course of their repairs, it will be the responsibility of the interested parties to persue the responsible parties.*** Any person involved in the purchase or sale of the real property which is the subject of this report is advised to directly contact the licensed contractor or individual who completed the work, to determine the nature and extent of any corrective work completed. You are further advised to obtain copies of any required building permits prior to the transfer of title on the above structure.

E. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. Unless expressly stated, the inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information

on the condition of the roof, we recommend that they engage the services of a roofing contractor who is licensed by the Contractors' State License Board.

F. When present and if applicable, 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. 1991A12. 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, should any further damage or infestation be 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, unless otherwise noted in the report.

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 onsite 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.

. Your termite report and certification will cover EXISTING infestation or infection which is outlined in this report. If Owner of property desires coverage of any new infestation it would be advisable to obtain a Control Service Policy with another company which would cover any new infestation for the coming year.

L. If you should have any questions regarding this report, please call our home office at 209-801-2080

M. I agree to pay reasonable attorney's fees if suit is required by Streamline Inspections 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.

O. 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.

P. 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 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.

Q. Lead-Based Paint: WARNING: Repairs by this company to residences built before 1978 may disturb materials containing lead-based paint and may release debris or dust containing lead. Lead is a chemical known to the State of California to cause cancer and birth defects or other reproductive harm. (This notice is provided in compliance with California's Proposition 85.

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For further information, contact your health care provider or an industrial hygienist. A licensed pest control inspector is not an expert in lead, lead-based paint, or exposure to lead. This report is not intended to identify the presence or absence of lead or lead-based paint in the building inspected. Whether lead-based paint is present can be determined only by a certified lead inspector. For a list of certified lead inspectors, call the California Dept. of Health Services' Lead-Related Construction Information Line at 800-597-5323 or 510-869-3953.)

R. If a primary recommendation is given for fumigation, no guarantee of elimination of any infestation can be given for a secondary recommendation. If a section one clearance is needed, the primary recommendation must be completed.

S."BOLD" NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS 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.

T. "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 Streamline Inspections 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, Streamline Inspections. will not in any way be responsible for any act or omission in the performance of work that you directly contact with another to perform."

U. "BOLD" NOTICE: 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.

LEAD PAINT DISCLAIMER: Please inform your inspector of the year that your structure was built.

Federal law requires that before we perform renovation, repairs, or painting jobs in pre-1978 housing and child-occupied facilities, we provide owners and tenants with a copy of EPA's lead hazard information pamphlet "Renovate Right". A copy of this pamphlet will be digitally provided with a copy of this report. If you have not received this pamphlet, please contact our office at 209-801-2080 to obtain a copy either by fax, mail, or email.

If your home was built prior to 1978 additional measures will need to be taken to protect you and your family from any dust and hazardous waste generated during the work. These measures will involve specialty contractors certified and trained in containing the lead dust and debris.

California law further deems construction debris with lead paint to be hazardous waste. Hazardous waste may only be removed from a property by a licensed waste disposal company. (Homeowners are exempt if they transport this waste in their personal vehicles to a local hazardous waste facility.)

If a firm certified by the California Department of Public Health to make lead assessments makes a determination that there is no lead in the work areas, then the mandated contaminant and the hazardous waste rules do not apply.

If you plan to do work yourself, you are advised to first contact the National Lead information Center at 800-424-LEAD and ask for information on how to work safely in a building with lead based paint.

"BOLD" OCCUPANTS CHEMICAL NOTICE

Streamline Inspections may use any of the following 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 FUNGUS or DRY ROT DRY-WOOD TERMITES OTHER

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

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A. CENTERFIRE: : Active Ingredients: Imadacioprid 75% ; Inert Ingredients 25%

B. TIM-BOR: Active Ingredients: Disodium Octaborate Tetrahydrate 98%

C. TERMIDOR: Active Ingredients: Fipronil 9.1% ; Inert Ingredients 90.1%
D. D-Foam: Active Ingredients: Deltamethrin 0.06%

E. CYKICK: Active Ingredients: Cyfluthrin 0.1%

F. ADVANCE BAIT: Active Ingredients: Abamectin B1 0.011%

G. PHANTOM: Active Ingredients: Chlofenapyr 21.45%
(3) "State Law requires that you be given the following information:
CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation 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 seasonal 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:
Streamline Inspections..... (209) 801-2080
County Health Department ..... (209) 533-5755
County Agriculture Commissioner ..... (209) 533-5691
Poison Control Center ..... (800) 876-4766
Structural Pest Control
2005 Evergreen St, Suite 1500, Sacramento, CA 95815 ..... (800) 737-8188
Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this
NOTICE.

***NOTE: Streamline Inspections takes no responsibility for the repairs / quality of workmanship done by others; any guarantees should be obtained from those performing the repairs. During repairs, any / all additional damage exposed must be removed by a licensed general contractor prior to reinspection by Streamline Inspections.

**One job site visit will be made to reinspect all necessary areas and to perform all chemical treatment of infected /**

**infested areas; no reinspection fee will be charged at this time. Failure of others to remove all damage will result in a delay in chemical treatment until all damage is removed and another reinspection is performed. A $150 fee will apply to each job site appearance made by Streamline Inspections for the purpose of reinspection.**

Streamline Inspections only certifies the absence of infestation or infection in the visible and accessible areas. If it is found that others have concealed or hidden infestations or infections during the course of their repairs, it will be the responsibility of the interested parties to persue the responsible parties.***

Owner is responsible for plans, engineering and permits if required for repairs. Upon request, Streamline Inspections can arrange and process plans, engineering and permits for a fee of $150.00; owner will be responsible for costs for plans, engineering and permits.

During the course of/or after opening up wall cavities or any other previously concealed areas in order to make the recommended repairs described in this report, should any additional damage/adverse findings be exposed, recommendations and prices for additional repairs will be given in a supplemental report. (Any work completed in these areas would be at the Owner's direction and additional expense.)

NOTE: Please reference video link to help answer any questions regarding findings and/or locations.

This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation of 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 the inspection and cannot be defined as Section I or Section II.

Upon request, the detached garage / guest quarters and driveway stairs have been inspected and included in this report.

***Informational Item***

NOTE: While the majority of the structure has been inspected, some portions of the interior could not be inspected due to occupant belongings. Streamline Inspections assumes no responsibility for any infection, infestation or damage which may be present in inaccessible areas.

***Informational Item***

NOTE: The underside of the decks are inaccessible for inspection due to height. Streamline Inspections assumes no responsibility for any infection, infestation or damage which may be present in inaccessible areas.

***Informational Item***

NOTE: Portions of siding are loose and some voids were noted. A vapor barrier appears to be present.

***Informational Item***

**SUBSTRUCTURE:**

1A.

Evidence of subterranean termites is present in the cellulose debris, formboards, and stumps in the subarea.

RECOMMENDATION: Scrape down all visible / accessible termite tubes if necessary. Treat entire subarea for the control of subterranean termites with PREMISE 75 / Termidor. All chemicals are to be applied by a state licensed applicator in accordance with manufacturer labels.

NOTE: It is recommended to maintain chemical barrier every five years to prevent future reinfestations.

***Section One Item*** (SECTION I ITEM)

1B.

Formboards and cellulose debris were noted in subarea. Evidence of subterranean termites is present.

RECOMMENDATION: Remove formboards and cellulose debris, as practical. (If it is found impractical to remove all formboards / stakes, treat remaining with Tim-bor- disodium octaborate tetrahydrate in accordance with manufacturer labels.) All chemicals to be applied by a state licensed applicator. Price for chemical treatment for termites is given in item # 1A.

***Section One Item*** (SECTION I ITEM)

1C.

Tree stumps were noted in the subarea. Evidence of subterranean termites is present.

RECOMMENDATION: Remove stumps as practical. Treat any remaining portions of stumps and/or root systems with CENTERFIRE 75 / Tim-bor. All chemicals are to be applied by a state licensed applicator in accordance with manufacturer labels.

***Section One Item*** (SECTION I ITEM)

**OTHER - EXTERIOR:**

11A.

Wood decay fungus is infecting and damaging the 4x4 support post, 4x4 handrail post, and 4x8 girder at the driveway stairs. (Stairs are not directly attached to the structure.)

RECOMMENDATION: Remove and replace up to 35 linear feet of damaged 4x4 support post and damaged 4x4 handrail post, and up to 4 linear feet of damaged 4x8 girder. Price for repairs does not include paint / stain. Treat all exposed wood members with (Tim-bor) disodium octaborate tetrahydrate to arrest the growth of wood decay fungi. All chemicals are to be applied by a state licensed applicator in accordance with manufacturer labels. *Upon request, prices can be given for others to perform repairs and Streamline Inspections to chemically treat only.

NOTE: Should additional damage be exposed during the course of repairs, new findings, recommendations, and prices for additional scope of work will be given in a supplemental report.

***Section One Item*** (SECTION I ITEM)

11B.
Wood decay fungus is infecting and damaging the base of the wood log timber at the front entry.

RECOMMENDATION: Remove and replace up to 8 linear feet of damaged material; price for repairs does not include paint / stain. Treat all exposed wood members with (Tim-bor) disodium octaborate tetrahydrate to arrest the growth of wood decay fungi. All chemicals are to be applied by a state licensed applicator in accordance with manufacturer labels. *Upon request, prices can be given for others to perform repairs and Streamline Inspections to chemically treat only.

NOTE: While not anticipated, it is unknown if further damage exists in the inaccessible areas behind the visibly affected wood members stated above. Should additional damage be exposed during the course of repairs, new findings, recommendations, and prices for additional scope of work will be given in a supplemental report.

***Section One Item*** (SECTION I ITEM)

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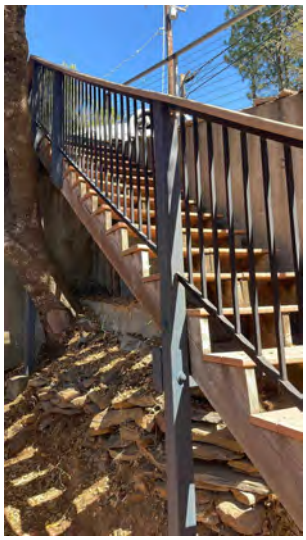
**00:**

**1A:**

**00:**

**1B:**

**00:**



**1B:**

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**1C:**

**11A:**

**11B:**