
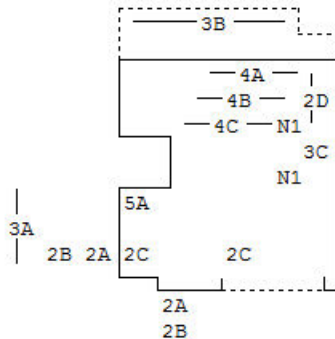


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 528	Street Dawson St.	City Morro Bay	Zip 93442	Date of Inspection 05/25/17	Page 1 of 5
 Mojoe Termite 1445 Grand Ave., Suite H Grover Beach, CA 93433 Phone: 805-574-1990 Fax: 805-574-1991 Mojoetermite.com Registration # PR5493 Report # 8667					
Ordered by: Cayucos Realty Dave Stevens Cayucos, CA 93430 W: 710-2316		Property Owner and/or Party of Interest:		Report sent to: Cayucos Realty Dave Stevens Cayucos, CA 93430 Phone: 710-2316	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
General Description: Two story residence; Stucco and wood siding; Composition roof; Vacant				Inspection Tag Posted: Garage 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. Diagram is not to scale. Locations are only approximate.					
Subterranean Termites <input type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>					
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.					
KEY: 1 - Subterranean Termites 2 - Drywood Termites 3 - Fungus/Dryrot 4 - Other Findings 5 - Unknown Further Inspection					



Inspected by: **Joseph Swiontek**

State License No. **OPR11629**

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. 43M-41 (REV. 10/01)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 528	Street Dawson St.	City Morro Bay	Zip 93442	Date of Inspection 05/25/17	Report # 8667	Page 2 of 5
----------------------------	-----------------------------	--------------------------	---------------------	---------------------------------------	-------------------------	-----------------------

This inspection is limited to the visible and accessible portions of the structure as noted on the diagram only. A "Complete" inspection includes all accessible areas of the structure noted on the diagram. A "Limited" inspection includes inspection of areas as noted on the diagram and as described in the report only, although a full diagram may be drawn. A "Supplemental" inspection will disclose further information about the original inspection report and will reference the original report # and date. Supplemental reports are issued when additional damage is discovered during course of repair or when further inspection is recommended on the original report. A "Reinspection" report will describe work completed by others and will reference the original report # and date. All findings will pertain to infestation and/or infection by wood destroying organisms and does not include reference to other structural pests such as, but not limited to, rats, mice, bees, ants, bats, cockroaches etc. This inspection does not render opinions as to the condition of roofing, heating, air conditioning or electrical. If such information is desired, we suggest that a qualified home inspector be contacted for inspection of these items. Inspection of wood fences is not included in this report. This company does not render any opinion as to the water tightness of the roof, if such information is desired parties of interest should contact a licensed roofing contractor.

This is a wood destroying pest and organism report: Not a building inspection report, therefore no opinion is being rendered regarding the structural integrity of the building.

The following areas were not inspected, as indicated in section #1990, paragraph (j) of the Structural Pest Control Act and Rules and Regulation: Furnished interiors, inaccessible attics, insulated attics, and portions thereof; The interior of hollow wall; Spaces between a floor or porch deck and the ceiling or soffit below; Stall showers over finished buttresses and similar areas to which there is no access without defacing or tearing out lumber, masonry and finished work, built-in cabinet work: Floor beneath coverings, areas where storage conditions or locks makes inspection impractical, and areas which require walking on the roof in order to access.

Certification applies to the visible and accessible areas of the structure observed at the time of original inspection. This certification does not constitute a guarantee that parties of interest will not inherit hidden infestations, infections, or adverse conditions. Mojoe Termite assumes no liability for such hidden conditions. If a problem is discovered that was not disclosed during our inspections, do not disturb the area. Contact our office immediately to inspect the problem area and allow proper determination.

All repairs completed by others must be reinspected by this company before a certification will be issued. The reinspection will only certify the absence of infestation or infection in the accessible and visible areas. We do not guarantee work completed by others, nor does this firm make any statements concerning workmanship of those repairs. Workmanship is only determinable by those paying for or receiving those services. A reinspection of specific items on the report or of any other condition pertaining to this structure can be done at an additional cost per request. This reinspection must be done within 4 months of the original trip. All repairs performed by Mojoe Termite are guaranteed for ONE YEAR from the date of completion.

There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible accessible areas only. Questions concerning health related issues, which may be associated with the findings and recommendations reflected in this report, the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a certified industrial hygienist.

In addition to the breakdown listed below, "informational items" may also be listed in the report and on the diagram, these items are only listed for informational purposes only and are not required to be reported on as per the rules and regulations of the structural pest control act.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 528	Street Dawson St.	City Morro Bay	Zip 93442	Date of Inspection 05/25/17	Report # 8667	Page 3 of 5
----------------------------	-----------------------------	--------------------------	---------------------	---------------------------------------	-------------------------	-----------------------

This is a separated report which is defined as section 1 and 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: Section 2 items are conditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found.

FURTHER INSPECTION: Further inspection items are defined as recommendations to inspect areas(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.

"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 (1-800-222-1222) and your pest control company immediately."

"For further information, contact any of the following: Your Pest Control Company (805-548-8990); for health questions- the County Health Department (805-781-5500); for Application Information- the County Agricultural Commissioner(805-781-5910) and for Regulatory Information-the Structural Pest Control Board (916-561-8700; 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815-3831."

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 528	Street Dawson St.	City Morro Bay	Zip 93442	Date of Inspection 05/25/17	Report # 8667	Page 4 of 5
---------------------	----------------------	-------------------	--------------	--------------------------------	------------------	----------------

SECTION I:

(2) DRYWOOD TERMITES

2A. Section: 1

FINDING: Evidence of drywood termites was noted at the eaves.

RECOMMENDATION: Seal and fumigate the entire structure with a registered fumigant sulfuryl fluoride in accordance with the manufacturer's label. Mask over or remove the termite pellets. This company will exercise all due caution, but cannot be held responsible for damage to plants, TV antennas, or roofing due to the fumigation.

NOTE: In order to achieve an adequate ground seal for fumigation, the owner will need to clear any gravel, decorative bark and mulch one foot from the foundation around the entire perimeter of the structure. Heavy plant growth will need to be cut back away from exterior walls. In some cases where the base of the plant is up against the foundation the plant will need to be covered with the tarps which will jeopardize the plant. If these preparations are not performed by the owner, additional charges may be incurred.

Additional charges may be incurred if the occupant does not bag their food items in the special bags provided.

Fumigations are guaranteed for 6 years from the date of completion.

2B. Section:1

FINDING: Drywood termite damage was noted at the eave framing.

RECOMMENDATION: Replace the damaged portions of the eaves.

2C. Section: 1

FINDING: Evidence of Drywood termite infestation was found at the attic framing.

RECOMMENDATION: Refer to item number 2A.

(3) FUNGUS/DRYROT

3A. Section: 1

FINDING: Fungus damage was found at the support posts and the plywood siding.

RECOMMENDATION: Replace the damaged portions of the support posts and siding.

Wood fillers such as bondo are not an acceptable means of repair.

3B. Section: 1

FINDING: Fungus damage, drywood termite damage and dampwood termite damage exists throughout the wood deck.

RECOMMENDATION: Replace the entire deck with new materials. This repair will require cutting off the original cantilevered deck joists and installing a ledger to the rear wall of the structure in order to support the new joists.

NOTE: If the damage is found to extend into the floor joists such findings will be noted on a supplemental report.

3C. Section: 1

FINDING: Earth contact and fungus damage were noted at in the plywood soil retainer in the subarea.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 528	Street Dawson St.	City Morro Bay	Zip 93442	Date of Inspection 05/25/17	Report # 8667	Page 5 of 5
----------------------------	-----------------------------	--------------------------	---------------------	---------------------------------------	-------------------------	-----------------------

RECOMMENDATION: Contact a licenced concrete contractor to install a proper concrete foundation in place of the soil retainer.

SECTION II:

(4) OTHER FINDINGS

4A. Section: 2

FINDING: Water stains and evidence of water intrusion were noted at the interior wall which appears to have been caused by leakage from the cantelevered deck joists.

RECOMMENDATION: Refer to item 3B.

(4) OTHER FINDINGS

4B. Section: 1

FINDING: Evidence of Dampwood termite infestation was found at the substructure framing.

RECOMMENDATION: Refer to item number 2A.

(4) OTHER FINDINGS

4C. Section: 2

FINDING: Cellulose debris, form boards/stakes were noted in the subarea.

RECOMMENDATION: Remove the cellulose debris of a rakable size and the form boards/stakes from the subarea. If it is found that it is impractical to remove the boards/stakes, treat the embedded wood with (Timbor) Disodium octaborate tetrahydrate, an approved fungicide, in accordance with the manufacturer's label.

NOTE: IF IT IS FOUND THAT DURING THE REMOVAL OF THE DEBRIS AND/OR 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.

(5) FURTHER INSPECTION

5A. Section 3:

FINDING: The storage area was inaccessible for inspection due to a locked door.

RECOMMENDATION: Inspect the storage area after access can be gained and list any findings on a supplemental report.

NOTE 1: Water stains were noted in the attic indicating previous roof leakage, current leakage could not be determined. Parties of interest should satisfy themselves as to the condition of the roof prior to the close of escrow.