

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 435	Street Rim Rock Rd	City Nipomo	Zip 93444-9021	Date of Inspection 01/17/2017	Number of Pages 1 of 5
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Brezden Pest Control Inc.
3261 S Higuera St
Suite 100, San Luis Obispo, CA 93401
Tel 805-544-9446 Fax 805-544-2807
Registration #: PR30

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

Report #: 3465

Ordered by: Hwy 1 Realty -Kathi 435 Rim Rock Rd Nipomo, CA 93444-9021 805-929-1797	Property Owner and/or Party of Interest: Hwy 1 Realty -Kathi 435 Rim Rock Rd Nipomo, CA 93444-9021 805-929-1797	Report sent to: Hwy 1 Realty -Kathi 435 Rim Rock Rd Nipomo, CA 93444-9021 805-929-1797
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COMPLETE REPORT ☒
LIMITED REPORT ☐
SUPPLEMENTAL REPORT ☐
REINSPECTION REPORT ☐

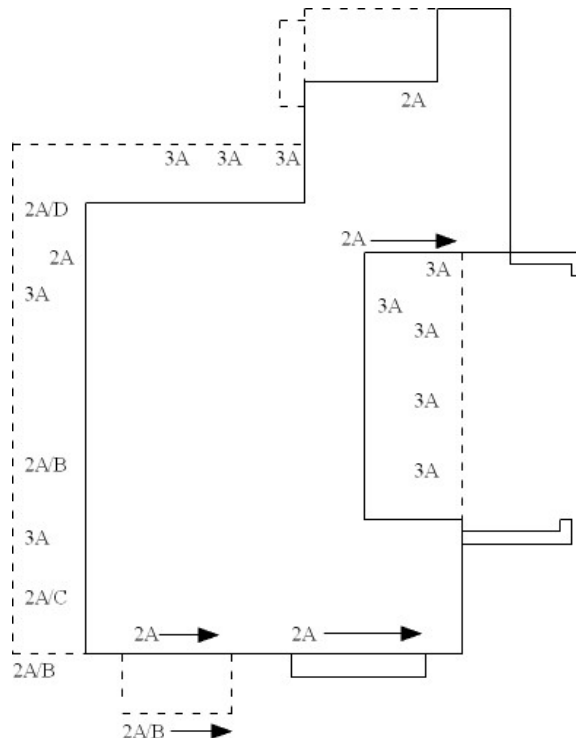
General Description: 2 Story dwelling, slab foundation, tile roof, stucco siding, multi unit garage, occupied and furnished	Inspection Tag Posted: Attic
	Other Tags Posted: Terminix Inspection 06/25/2008

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.

Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Unknown Further Inspection



Inspected By: Ted Seeley License No.: FR47022 Signature: *Ted Seeley*

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, 95815-3831

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)

General Comments

This is a "Wood Destroying Pests and Organisms Report". This is not a "Pest Control Report" that includes such common non-wood destroying pests such as ants, earwigs, cockroaches, silverfish, fleas, rodent, bats, etc. If you would like this property inspected for non-destroying pests, Brezden Pest Control Inc. will perform the inspection at your request at an additional charge. "This Wood Destroying Pests and Organisms Report does not include mold or any mold like condition. No reference will be made to mold or 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."

*A Wood Destroying Pests and Organisms Report contains findings as to the absence or presence of evidence of wood destroying pests and organisms in the visible and accessible areas and contains recommendations for correcting any infestations or infections found. The Structural Pest Control Act, Rules and Regulations govern the contents of a Wood Destroying Pest & Organism Inspection Reports. Some structures do not comply with the building code requirements or may have structural, plumbing, electrical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. This Report will not contain information on such defects, if any, as they are not within the scope of the licenses of either the inspector or Brezden Pest Control Inc. Recommendations in this report are designed to eliminate damage as a result of wood destroying pests, organisms and adverse conditions that lead to same. This inspection report is not designed to bring structure(s) into existing local code compliance. The Structural Pest Control Act requires inspection of these areas that are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as interior of hollow walls, spaces between floors, areas concealed by carpeting, and/or other types of floor coverings, insulation, built-in appliances, or cabinet work. Infestations, infections and conditions that may lead to same, may be active in these areas without visible and accessible evidence. Areas not inspected are noted in the report. If you desire information about the areas that were not inspected, a further inspection will be performed upon request and at an additional cost. We cannot guarantee work done by the owner, his agent or other trades. We make no guarantee against future infestation, infections, adverse conditions or conditions present but not evident at the time of our inspection.

*After four months from an original inspection, all inspections shall be original inspections and not reinspections (8516, 13). "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 guarantee must be received from parties performing repairs (1991.1)."

*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.

*The exterior surface of the roof will not be inspected. If you want water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractors' State Licensed Board.

*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 Brezden Pest Control Inc.'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, Brezden Pest Control Inc. will not be responsible for any act or omission in the performance of work that you directly contract with another to perform.

*Areas not inspected: Areas were found to be inaccessible for inspection. These included but are not limited to, stucco columns, plumbing access voids, areas concealed by plant growth, the areas inside finished walls, boxed eaves and ceilings, areas behind and under cabinets, fixed furniture and appliances, areas under surface coverings, spaces between a floor or porch or deck and the ceiling or soffit below. We do not move furniture during our inspection. Routine inspection does not include opening windows, opening all exterior doors or inspecting interior of cabinets. Due to height and safety reason, surfaces higher than 10 feet from the ground level are visually inspected only. Surfaces above 10 feet are not picked or pry tested. Infestation, infection and conditions that may lead to the same may develop in areas where plumbing pipes and cold joints or cracks exist where concealed by concrete, walls, ceilings and insulation. This firm assumes no responsibility for infestation, infection, or conditions that may lead to the same, not evident or visible at the time of this inspection. Upon request and at an additional charge, Brezden Pest Control Inc. will perform further inspection to areas not inspected.

***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 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 control operator immediately. For further information contact, any of the following: Brezden Pest Control 805-544-9446-Poison Control Center 800-662-9886-Structural Pest Control Board 916-263-2540-San Luis Obispo Co. Agricultural Commissioner 805-781-5910 and Health Dept. 805-781-5500-Santa Barbara Co. Agricultural Commissioner 805-681-5600 and Health Dept. 805-681-5488-Monterey Co. Agricultural Commissioner 831-647-7629 and Health Dept. 831-647-7650

***When evidence of wood-destroying pests extend into an inaccessible area(s), our primary recommendation is to enclose the structure and perform an all encompassing treatment such as fumigation. A 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. Local treatments are performed at the Owners/agent request.**

***THIS IS A LIMITED REPORT REQUESTED BY THE ORDERING PARTY. THIS INSPECTION IS LIMITED TO THE AREA(S) DESCRIBED IN OUR REPORT. WE RECOMMEND FURTHER INSPECTION OF THE ENTIRE STRUCTURE AND THAT ALL ACCESSIBLE EVIDENCE OF WOOD-DESTROYING PESTS BE REMOVED OR COVERED.**

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.

Description of Findings

**SECTION: I
DRYWOOD TERMITES**

Finding: 2A Evidence of Drywood Termite infestation(s) noted to the beam ends, starter boards, fascia and attic framing. Infestation(s) extend into inaccessible area(s).

Recommendation: Seal structure and fumigate with a gas lethal to Drywood Termites, Vikane (sulfuryl fluoride). All occupants, pets and plants must vacate the structure until fumigation is complete. Upon completion of fumigation, at an additional charge and upon request, BPC will remove and/or mask the visible and accessible pellets. This company will exercise all due caution but cannot be held responsible for damage to plants, antennas or roofing due to the fumigation. Further terms and instructions will be supplied upon request or upon scheduling of the fumigation. Information may also be obtained from our fumigation page on our website at www.brezdenpest.com. The fumigation will be guaranteed for 5 years from the date of completion.

Finding: 2B Drywood Termite damage and Fungus damage and infection was found at the beam ends and fascia.

Recommendation: Remove and replace or resupport damaged wood members. Our firm will apply one coat of primer paint to all appropriate wood members installed. Additional painting will be performed upon request at an additional cost.

Finding: 2C Drywood Termite damage and Fungus damage and infection was found at the beams,

Recommendation: Remove and replace or resupport damaged wood members. Our firm will apply one coat of primer paint to all appropriate wood members installed. Additional painting will be performed upon request at an additional cost.

Finding: 2D Drywood Termite damage and Fungus damage and infection was found at the starter boards.

Recommendation: Remove and replace or resupport damaged wood members. Our firm will apply one coat of primer paint to all appropriate wood members installed. Additional painting will be performed upon request at an additional cost.

FUNGUS/DRYROT

Finding: 3A Fungus damage and infection noted to the starter boards.

Recommendation: Remove and replace or resupport damaged and infected wood members. Our firm will apply one coat of primer paint to all appropriate wood members installed. Additional painting will be performed upon request at an additional cost. REPAIR COST INCLUDED IN RECOMMENDATION 2D

Disclaimer

Our firm has been informed by www.Zillow.com that the structure(s) inspected, the subject(s) of this report, was/were constructed in 1990. If this is incorrect please notify us immediately. It is very important that we have accurate information on the date of construction to properly evaluate the needed repair procedures.

Pre 1978 buildings. Homes and other buildings constructed prior to 1978 are presumed to have lead paint that may cause serious health issues if disturbed during repairs. Special procedures are required by the US EPA in repairing painted areas where more than 6 square feet in the interior or 20 square feet on the exterior are disturbed. Local and state requirements may be more restrictive. Those doing the repairs are required by the EPA to be licensed Lead Renovators and must follow strict testing, containment, repair, clean up and debris disposal practices. The penalties for violations of the EPA regulations are severe. You will be provided with the EPA pamphlet entitled "Renovate Right - Important Lead Hazard Information for Families..." prior to the start of repairs. You will be notified of the additional costs of compliance. If you have any questions, please contact us.

NOTE: FINDINGS MAY HAVE OR MAY NOT HAVE BEEN PHYSICALLY MARKED BY OUR INSPECTOR.

CONSULTATION

A minimum charge of \$75.00 per visit will be charged for on-sight consultation to assist others performing repairs/work.

REPAIR POLICY: Prices for structural repair include replacement of damaged wood members visible at the time of this inspection. Structural improvements required to upgrade construction to current building code or corrections of hidden conditions exposed during repairs will be completed at additional expense. This company assumes no liability for improper or noncompliant structure(s) on which we complete repairs. Parties in interest should contact the city/county building department and/or qualified home inspector concerning the structure compliance with building code. The property owner is responsible to obtain and pay for all costs associated with building permits and engineering fees needed. During the removal of damaged, infested, infected material(s) or scraping of wood members to remove Surface Fungus, areas will be exposed that were not visible and/or accessible during our Original inspection. If damage, infestation, infection, and/or conditions that may lead to same are found during the course of our repairs, that were not visible and/or accessible during our previous inspection(s), a Supplemental Report outlining our findings, recommendations and additional costs will be issued.

When repairs are recommended there may be health related issues associated with the structural repairs reflected in this inspection report. These health issues include but are not limited to the possible release of mold spores during the course of repairs. Brezden Pest Control is not qualified to and does 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.

SECTION 1 CERTIFICATION POLICY WHEN REPAIRS ARE COMPLETED BY OTHERS When others perform work/repairs for escrow purposes, our firm requires that Owner/Agent request a Reinspection once damage and infection is removed but before the new material is installed. If new material is in place during our Reinspection, our firm will not be responsible for any infestation, and infection or damage concealed. Newly painted surfaces or repairs in some instances can conceal evidence of damage and/or infestation. This firm does not assume any responsibility for hidden defects if a structure has recently been painted or any repair work by others has been done deliberately or inadvertently to conceal adverse conditions or infections. Our firm does not guarantee work or quality of work completed by others or chemical or fungicide applications performed by anyone other than a Brezden Pest Control Inc. employee.

REINSPECTION REPORT

A Reinspection Report will be issued for each reinspection and the charge will not exceed the cost of the original report.

When applicable, one coat of prime paint will be applied to all new wood material. Does not included window units, varnish or staining. All repair work completed by our firm is guaranteed one year and material 90 days from the date of completion, unless otherwise stated.