

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 31	Street Kingsbury Court	City Chico	Zip 95973	Date of Inspection 05/25/2018	Number of Pages 1 of 7
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**Hunters Services Inc.**  
**2555 Zanella Way**  
**Suite A, Chico, CA 95928**  
 Tel 530-342-8950 Fax 530-342-8952  
 Registration #: PR 6309

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

**Report #: 10112**

Ordered by: Keller Williams 31 Kingsbury Court Chico, CA 95973 530-636-0936	Property Owner and/or Party of Interest: Keller Williams 31 Kingsbury Court Chico, CA 95973 530-636-0936	Report sent to:
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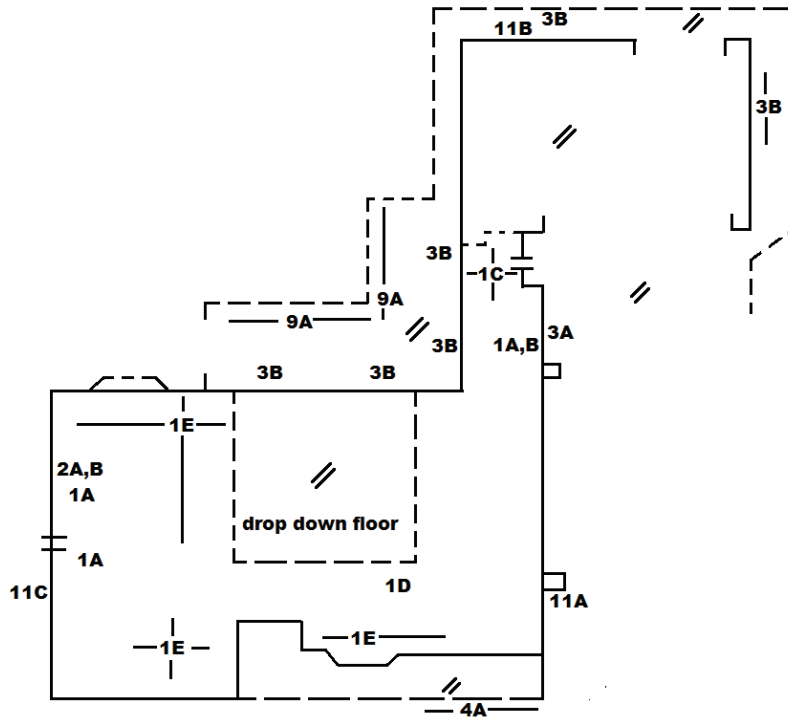
COMPLETE REPORT      
 LIMITED REPORT      
 SUPPLEMENTAL REPORT      
 REINSPECTION REPORT

General Description: Single Story, Single Family House, Stucco / Hardboard Siding / Trim, Composition Roof, Raised, Double Car Garage, Unoccupied, Unfurnished.	Inspection Tag Posted: Water Heater Closet
	Other Tags Posted: None Current

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.



*Jason Carroll*

Inspected By: Jason Carroll License No.: FR 48081 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, 95815-3831

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](http://www.pestboard.ca.gov). 43M-41 (REV. 10/01)

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## General Comments

WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

The structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection.

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 company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, out bid will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection.. Every re-inspection fee amount shall not exceed the original Inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

All pesticides and fungicides must be applied by a state certified applicator (sec. 8555 Business and Professions Code Division 3) and in accordance with the manufacturer's label requirements.

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.

## MOLD DISCLAIMER

Below is the approved revised wording of the Mold Disclaimer

### MOLD DISCLAIMER (REPORT) REVISED

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 and accessible areas only. Questions concerning health related issues, which may be associated with the findings or 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.

### MOLD DISCLAIMER (WORK AUTHORIZATION) REVISED

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There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this work authorization contract. 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 this work authorization contract, customer acknowledges that he or she has been advised of the forgoing and had the opportunity to consult with a qualified professional.

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 scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on 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:

County Health Department - 530-538-7581  
County Poison Control Center - 800-342-9293  
County Agricultural Commissioner - 530-891-2754 (Chico)  
County Agricultural Commissioner - 530-538-7381 (Oroville)  
Structural Pest Control Board - 916-561-8700  
1418 Howe Ave. Ste.18 Sacramento, Ca. 95825

SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTAION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATIONS OR INFECTION.

SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATIONS 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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

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|-------------------------|--|
| 1. SUBSTRUCTURE AREA:   | Dry, Partially Accessible, Insultated, Fungus/Dry Rot, Plumbing Leaks          |
| 2. SHOWER:              | Water test sink/shower/tub, Flush/rock test toilet, Inaccessible Areas         |
| 3. FOUNDATIONS:         | Concrete, Foundation Above Grade, Partially Accessible, Further Inspection     |
| 4. PORCHES:             | Concrete Patio/Porch, Partially Accessible, Further Inspection                 |
| 5. VENTILATION:         | Appears Adequate for Wood Destroying Organism Purposes, Inaccessible Areas     |
| 6. ABUTMENTS:           | None Noted   |
| 7. ATTIC SPACES:        | Insulated/Partially Accessible, Inaccessible Areas, Further Inspection         |
| 8. GARAGES:             | Attached, Inaccessible Areas, Further Inspection                               |
| 9. PATIOS AND/OR DECKS: | Concrete Patio/Porch, Partially Accessible, Fungus/Dry Rot, Further Inspection |
| 10. INTERIOR:           | Unoccupied, Unfurnished, Inaccessible Areas, Further Inspection                |
| 11. EXTERIOR:           | Fungus/Dry Rot, Inaccessible Areas, Further Inspection                         |

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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

#### SUBSTRUCTURE AREA

Finding: 1A A wood destroying fungus was noted to be infecting portions of the subarea.  
Recommendation: Remove fungus from the surface of the wood member(s) and treat infected members with a registered fungicide. Treatment to be applied by a state licensed applicator.  
Price: \$225.00

#### PORCHES

Finding: 4A Fungus damage was noted at the rail slats end bottom rail. In the opinion of the inspector the infected wood members are not able to perform the duties of which they were designed.  
Recommendation: Remove fungus damaged wood member(s) and replace with new material. NOTE: Any item being treated/repared may require further inspection due to possible hidden damage uncovered during repairs. This report may not be all inclusive of all findings.  
Price: \$285.00

#### PATIOS AND/OR DECKS

Finding: 9A Fungus damage was noted at the patio cover roof sheathing, rafters, girder and posts. In the opinion of the inspector the infected wood members are not able to perform the duties of which they were designed.  
Recommendation: Remove vines around post and off the arbor roof. Remove the arbor and posts leaving a 23" roof overhand. Add a fascia and drip edge and seal the exposed wood members with a close match prime paint. Hunters Services recommends owner/agent to inspect the existing roof quality and make any repairs to the roof coating system.  
Price: \$2,265.00

#### EXTERIOR

Finding: 11A Fungus damage was noted to the siding and trim. In the opinion of the inspector the infected wood members are not able to perform the duties of which they were designed.  
Recommendation: Remove fungus damaged wood member(s) and replace with new material. NOTE: Any item being treated/repared may require further inspection due to possible hidden damage uncovered during repairs. This report may not be all inclusive of all findings.  
Price: \$355.00

### SECTION: II

#### SUBSTRUCTURE AREA

Finding: 1B Evidence of a plumbing leak noted in the subarea.  
Recommendation: Owner/agent should engage the services of a licensed plumber to locate and repair plumbing leak.  
Price: Bids must be provided by other trades.

Finding: 1C The clothes dryer is vented into the substructure.  
Recommendation: Vent the dryer to the exterior of the substructure.  
Price: \$125.00

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## EXTERIOR

Finding: 11B Excessive moisture damage was noted at the door frame.  
Recommendation: Repair / seal areas to correct the adverse condition(s). NOTE: Any item being repaired may require further inspection due to possible hidden damage uncovered during repairs. This report may not be all inclusive of all findings.

Price: \$125.00

Finding: 11C Excessive moisture damage was noted at the hot water closet door.  
Recommendation: Remove and replace damaged wood with new material. Further inspect adjacent wood members.

Price: \$365.00

## UNKNOWN FURTHER INSPECTION

### SUBSTRUCTURE AREA

Finding: 1D Old evidence of Subterranean Termites was noted in the subarea.  
Recommendation: Treated work has been completed by others. Questions regarding treatment and warranty should be directed to the licensed contractor which completed the work. Periodic inspection is advised.

Price: No Charge At This Time

Finding: 1E Portions of the subarea was noted to be inaccessible due to insulation/ductwork.  
Recommendation: There is no economically practical method to make the area accessible, however, it may be subject to attack by wood destroying pests or organisms. No opinion is rendered concerning the conditions in the area at this time.

Price: No Charge At This Time

### SHOWER

Finding: 2A Master Bathroom toilet was noted not to be flushing.  
Recommendation: Owner/agent should engage the services of a licensed contractor to check for leaks and to perform any corrective work needed.

Price: Bids must be provided by other trades.

Finding: 2B Master Bathroom right shower head was noted not to be operating properly.  
Recommendation: Owner/agent should engage the services of a licensed contractor to check for leaks and to perform any corrective work needed.

Price: Bids must be provided by other trades.

### FOUNDATIONS

Finding: 3A Heavy vegetation makes this area inaccessible at the time of this inspection.  
Recommendation: Remove vegetation to provide access to concealed areas for further inspection. A supplemental report will be filed at such time. No opinion is rendered concerning the conditions of the areas at this time.

Price: \$85.00

Finding: 3B Evidence of subterranean termites was noted at the form wood.  
Recommendation: Treated work has been completed by others. Questions regarding treatment and warranty should be directed to the licensed contractor which completed the work. Periodic inspection is advised.

Price: No Charge At This Time

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**Section I Total: \$3,130.00**  
**Section II Total: \$615.00**  
**Unknown Further Inspection: \$85.00**

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**Grand Total:    \$3,830.00**

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## Disclaimer

### - NOTICE TO OWNER -

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, laborer, supplier or other person who helps to improve you property, but is not paid for his or her work or supplies, has the right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. It's purpose is to notify you of persons who may have the right to file a lien against your property if they are not paid.

NOTE: Any item being treated/repaired may require further inspection due to possible hidden damage uncovered during repairs. This report is not all inclusive of all findings.

Work has been done by others. Any questions regarding workmanship should be referred to the local building department. Any warranty on such work must be obtained from person(s) responsible.

- NOTE - See 2nd page disclosure. This inspection was performed at ground level. No opinion rendered in inaccessible areas. It is suggested that further inspection to these areas be made by the appropriate trades.

- NOTE - Items repaired by others may not treat for the control of fungus. Any application being made must be made by a licensed and registered PCO. Hunters Services only recongnizes and certifies Tim-Bor or Bora Care fungicide. Any questions please call, 876-1457.

Owner/agent should engage the services of a licensed roofing contractor to determine the present condition of the roof and to make any necessary repairs to the roof or the roof coating system.

Attic limited to a visual inspection from the access opening only, due to insulation. No adverse conditions were note at the time of inspection; therefore no recommendation is necessary at this time. 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.

Inspection of the garage was limited due to storage. A visual inspection of the accessible areas was performed and no evidence of infection or infestation was noted, therefore no recommendation is made at this time.

New paint was noted at the structure which may or may not conceal wood destroying organisms. Consult appropriate trades for further inspections.

Patch's were noted to the interior sheetrock/ceiling. No apparent moisture or pest related problems were noted at the time of the inspection.

Finished garage makes portions of the garage framework inaccessible at the time of inspection. Hunters Services renders no opinion to inaccessible areas, however they may be subject to attack by wood destroying organisms.

A portion of the eave line was inaccessible due to height. Hunters Services renders no opinion regarding any conditions that may exist in these inaccessible areas.

Portions of the exterior appear to be weathered and worn. This is a homeowner maintenance item. To preserve and increase the longevity of these exterior wood members, owner is advised to use an approved wood sealant or paint.