

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 4935	STREET, CITY, STATE, ZIP Lakeshore Blvd, Lakeport CA 95453	Date of Inspection 4/11/2023	No. of Pages 4
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Firm Registration No. PR 2300	Report No. 26139	Escrow No.
Ordered By: Francine Passalacqua c/o Konocti Re 601 N Forbes Ave Lakeport, CA 95453 Attn: Lynn Thomasson	Property Owner/Party of Interest Ben & Patti Cox 4935 Lakeshore Blvd Lakeport, CA 95453	Report Sent To: Francine Passalacqua c/o Konocti Re 601 N Forbes Ave Lakeport, CA 95453 Attn: Lynn Thomasson

COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

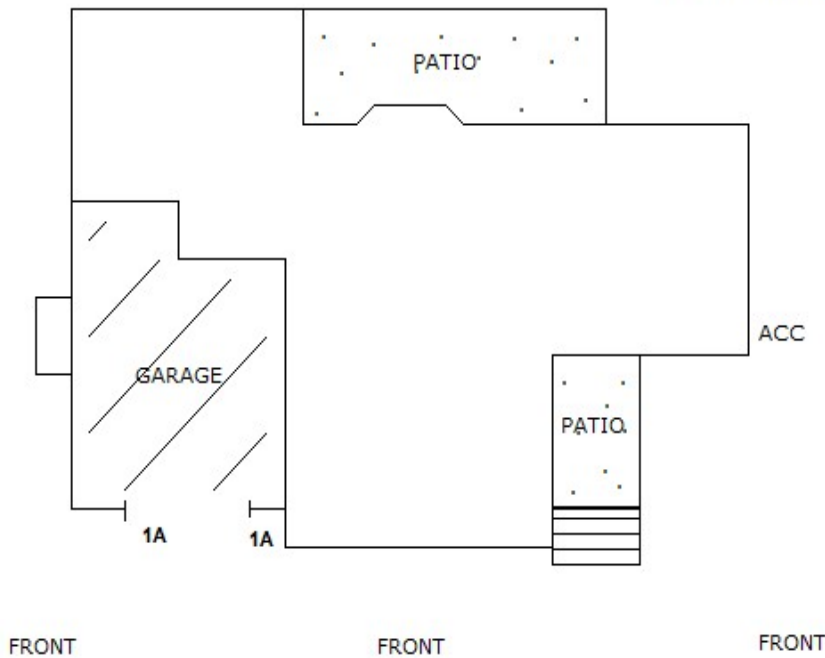
General Description: One story, single family dwelling, wood exterior, attached garage & patio, furnished/occupied.	Inspection Tag Posted: Garage
	Other Tags Posted: None Noted

An inspection has been made to 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 above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

THIS DIAGRAM IS NOT TO SCALE



Inspected by Dusty P. Smith State License No. FR 51390 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, or (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 04/2015)

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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 sub area 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. Our inspectors are not equipped with 40 ft. ladders, therefore, all two story buildings will not be inspected at the eaves unless requested.

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. This company will reinspect repairs done by others WITHIN FOUR (4) MONTHS FROM DATE OF 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 guarantees must be received from parties performing repairs.

D. THIS COMPANY IS NOT RESPONSIBLE FOR WORK COMPLETED BY OTHERS, RECOMMENDED OR NOT, INCLUDING OWNER. Contractor bills should be submitted to Escrow as certification of work completed by others.

E. 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.*

F. 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. 8516G. 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, any further damage or infestation is 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.

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 on site 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.

K. Your termite report and clearance will cover EXISTING infestation or infection outlined in this

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A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & 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: CONTAINS ITEMS WHICH HAVE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: ARE ITEMS DEFINED AS RECOMMENDATIONS TO INSPECT AREAS 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.

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, THEREFORE, YOU MAY WISH TO SEEK A SECOND OPINION SINCE THERE MAY BE ALTERNATIVE METHODS OF CORRECTING THE FINDINGS LISTED ON THIS REPORT THAT MAY BE LESS COSTLY.

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. SECTION ONE:

ITEM 1A *FINDING:* Fungus has damaged the roof sheathing at the front side of the structure.

RECOMMENDATION: Remove enough roof covering to allow for the removal of the damaged sheathing. If no further damage is exposed, replace with new material. Replace the roofing material. Painting is not included in our bid.

NOTE: IF DAMAGE IS FOUND TO EXTEND INTO INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT SHALL BE FILED. AREAS OPENED UP DURING THE COURSE OF REPAIRS MUST BE VIEWED BY THIS FIRM BEFORE INSTALLING NEW MATERIAL OR CLOSING UP REPAIRED AREAS.

***** This is a Section 1 Item *****

4. NOTES:

NOTE: THE ATTIC WAS INSPECTED FROM THE ACCESS OPENING DUE TO DIMINISHED CLEARANCE AND INSULATION. NO VISIBLE INFESTATION OR INFECTION WERE NOTED ON THE VISIBLE SURFACES AT THIS TIME. NO RECOMMENDATIONS ARE MADE.

NOTE: THE SUB FLOORING WAS FOUND TO BE INACCESSIBLE FOR PHYSICAL INSPECTION DUE TO INSULATION. IT IS IMPRACTICAL TO REMOVE THE INSULATION AT THIS TIME SINCE NO VISIBLE SIGNS OF INFESTATION OR INFECTION ARE VISIBLE. IF INTERESTED PARTIES ARE CONCERNED, AN INSPECTION WOULD BE MADE UPON REMOVAL OF THE INSULATION.