

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 5197	STREET, CITY, STATE, ZIP E. Hamilton Ave., Fresno CA 93727	Date of Inspection 2/25/2026	No. of Pages 8
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Mister SPRAYMAN
PEST CONTROL
 1450 Tollhouse Road, Suite 107
 Clovis, CA 93611
 559-322-5252
 Fax 559-322-5288

Firm Registration No. PR 3504	Report No. 24745	Escrow No.
Ordered By: Iron Key Real Estate 7643 N. Ingram #101 Fresno, CA 93711 Attn: Bryan Ciapessani	Property Owner/Party of Interest Coleman Family Trust C/O Realtor	Report Sent To: Iron Key Real Estate 7643 N. Ingram #101 Fresno, CA 93711 Attn: Bryan Ciapessani

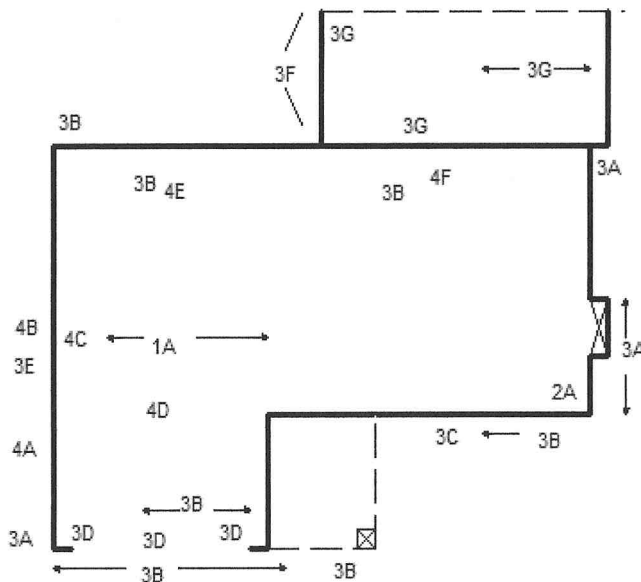
COMPLETE REPORT ☒	LIMITED REPORT ☐	SUPPLEMENTAL REPORT ☐	REINSPECTION REPORT ☐
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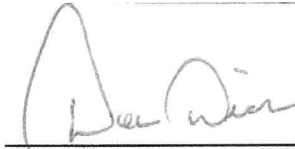
General Description: Two story, framed, stucco sided residence, furnished and occupied, attached garage, comp shingle roof on a concrete slab.	Inspection Tag Posted: Garage
	Other Tags Posted:

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 ☐
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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.



Inspected by Don Dias State License No. FR21001 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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FURTHER INSPECTION : ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CAN NOT BE DEFINED AS SECTION 1 AND SECTION 2.

The following areas were not inspected, as indicated in Section #1990, paragraph (j) of the Structural Pest Control Act and Rules and Regulations: Furnished interiors, inaccessible attics, insulated attics, and portions thereof; the interior of hollow walls: spaces between a floor or porch deck and the ceiling or soffit below: stall showers over finished ceilings: such structural segments as porte cocheres, enclosed bay windows, 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.

OUR TERMITE COMPANY is not a licensed roofing firm. If any interested party desires further information, a licensed roofer should be consulted.

NOTE: IF REQUESTED BY THE PERSON ORDERING THIS REPORT, A REINSPECTION OF THE STRUCTURE WILL BE MADE.
THIS REQUEST MUST BE WITHIN FOUR MONTHS OF THE DATE OF THIS REPORT AND THERE WILL BE A FEE.

THE FOLLOWING INFORMATION IS BEING SUPPLIED TO HELP OUR CLIENTS BETTER UNDERSTAND THE DIFFERENCE BETWEEN SECTION I & SECTION II FINDINGS. IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

Section I

Section I: contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection on the date of inspection.

Section II

Section II: contains conditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found on the date of inspection.

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THIS IS A STRUCTURAL PEST CONTROL INSPECTION 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 REGULATIONS FURNISHED INTERIORS, INACCESSIBLE ATTICS, INSULATED ATTICS, AND PORTIONS THEREOF THE INTERIOR OF HOLLOW WALLS 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. THIS COMPANY CANNOT BE HELD LIABLE FOR ANY HIDDEN LEAKS OR LEAKS THAT OCCUR AFTER THE DATE OF THIS ORIGINAL INSPECTION.

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED. 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. NO ROOF CERTIFICATIONS WILL BE GIVEN BY THIS COMPANY. IF A ROOF CERTIFICATION IS NEEDED AFTER REPAIRS INVOLVING REMOVAL AND REPLACEMENT OF ROOFING MATERIALS, IT MUST BE OBTAINED FROM A LICENSED ROOFER.

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.

Areas above the first story eaves are inaccessible for physical inspection due to height and are not included in our report, unless our visual inspection from the ground revealed conditions that need further inspection. If requested, a further inspection will be made of the upper areas of the structure and a supplemental report issued outlining our findings, recommendations, and any additional cost.

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 spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist.

NOTE The Attic was partially inaccessible for inspection due to insulation. A visual inspection from the crawl space was made and no infestations or infections were noted at the time of inspection.

PLUMBING WAS TESTED EXCEPT DISHWASHER AND GARBAGE DISPOSAL AT THE TIME OF THE INSPECTION UNLESS OTHERWISE SPECIFIED. WE CANNOT BE RESPONSIBLE FOR ANY LEAKS THAT DEVELOP AFTER INSPECTION IS MADE.

MISTER SPRAYMAN PEST CONTROL DOES NOT GUARANTEE WORK PERFORMED BY OTHERS, SUCH GUARANTEES SHOULD BE OBTAINED FROM THOSE PERFORMING THE REPAIRS. MISTER SPRAYMAN PEST CONTROL 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 PURSUE THE RESPONSIBLE PARTIES.

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IF ANY INFESTATION, INFECTION OR DAMAGE IS DISCOVERED IN A CONCEALED AREA DURING THE COURSE OF PERFORMING ANY RECOMMENDATION IN THIS REPORT, THIS COMPANY WILL FILE A SUPPLEMENTAL REPORT. THIS COMPANY IS NOT RESPONSIBLE FOR CONTROLLING SUCH INFESTATIONS OR INFECTIONS NOR RESPONSIBLE FOR CONTROLLING SUCH DAMAGE. IF THE ADDITIONAL WORK IS WITHIN THE SCOPE OF THIS COMPANYS OPERATIONS, A COST WILL BE PROVIDED WITH THE SUPPLEMENTAL REPORT.

NOTE IN ACCORDANCE WITH TITLE 16- CHAPTER 19- SECTION 1991- PARAGRAPH 12 OF THE STRUCTURAL PEST CONTROL ACT, THE UPSTAIRS STALL SHOWER WAS INSPECTED BUT WAS NOT WATER TESTED. NO VISIBLE CRACKS TO THE PAN, STAINING OF THE CEILING BELOW OR ANY SIGNS OF LEAKAGE WERE NOTED AT THIS TIME. IF INTERESTED PARTIES ARE CONCERNED, UPON REQUEST AND PERMISSION, A WATER TEST WILL BE PERFORMED AND ANY FINDINGS WILL BE LISTED ON A SUPPLEMENTAL REPORT.

Areas above the first story eaves are inaccessible for physical inspection due to height and are not included in our report, unless our visual inspection from the ground revealed conditions that need further inspection. If requested, a further inspection will be made of the upper areas of the structure and a supplemental report issued outlining our findings, recommendations, and any additional cost.

NOTE THE EAVE STRUCTURE IS INACCESSIBLE FOR PHYSICAL INSPECTION DUE TO THE BOXED IN EAVE CONSTRUCTION. NO VISIBLE SIGNS OF PROBLEMS WERE NOTED AT THIS TIME. NO RECOMMENDATIONS ARE MADE.

Subterranean Termites:

FINDING 1A

Evidence of subterranean termites noted at the head wall of garage as indicated on the diagram.

RECOMMENDATION 1A

Drill through the concrete slab along the interior wall of the infestation and all concrete slabs abutting the exterior foundation and pressure treat the soil for the control measure of subterranean termites. Treat accessible tub voids and trench and treat along the exterior foundation. Mister Sprayman assumes no responsibility for damage to hidden pipes under concrete.

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

Drywood Termites:

FINDING 2A

Evidence of drywood termites noted in the south wall of living room as indicated on the diagram.

RECOMMENDATION 2A

Vacate premises and seal the structure. Fumigate with a lethal gas overnight for the extermination of all drywood termite infestations. Remove seals and air out building ready for occupancy. Remove or cover accessible evidence of infestations. Mister Sprayman Pest Control will not be liable for damage to plants, paint, roofs, or TV antennae. The fumigation cannot be done in strong winds or rain, and will be rescheduled if there is inclement weather.

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

Fungus/Dryrot:

FINDING 3A

Fungus infection and damage noted to the 2x8 barge rafters as indicated on the diagram. Condition appears to be due to exposure to the elements.

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Fungus/Dryrot:

RECOMMENDATION 3A

Remove and replace the damaged portions as needed.

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

MISTER SPRAYMAN PEST CONTROL WILL FINISH WORK READY FOR PAINTING. PAINTING IS NOT INCLUDED IN THIS ESTIMATE.

FINDING 3B

Fungus infection and damage noted to the 2x8 fascia boards as indicated on the diagram. Condition appears to be due to exposure to the elements.

RECOMMENDATION 3B

Remove and replace the damaged portions as needed.

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

MISTER SPRAYMAN PEST CONTROL WILL FINISH WORK READY FOR PAINTING. PAINTING IS NOT INCLUDED IN THIS ESTIMATE.

FINDING 3C

Fungus infection and damage noted to the 2x8 window trim as indicated on the diagram. Condition appears to be due to exposure to the elements.

RECOMMENDATION 3C

Remove and replace the damaged portions as needed.

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

MISTER SPRAYMAN PEST CONTROL WILL FINISH WORK READY FOR PAINTING. PAINTING IS NOT INCLUDED IN THIS ESTIMATE.

FINDING 3D

Fungus infection and damage noted to the main garage door jams as indicated on the diagram. Condition appears to be due to exposure to the elements.

RECOMMENDATION 3D

Remove and replace the damaged portions as needed.

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

MISTER SPRAYMAN PEST CONTROL WILL FINISH WORK READY FOR PAINTING. PAINTING IS NOT INCLUDED IN THIS ESTIMATE.

FINDING 3E

Fungus infection and damage noted to the pedestrian garage door as indicated on the diagram. Condition appears to be due to exposure to the elements.

RECOMMENDATION 3E

Remove and replace the door.

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

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Fungus/Dryrot:

MISTER SPRAYMAN PEST CONTROL WILL FINISH WORK READY FOR PAINTING. PAINTING IS NOT INCLUDED IN THIS ESTIMATE.

FINDING 3F

Fungus infection and damage noted to the 2x10 fascia board as indicated on the diagram. Condition appears to be due to exposure to the elements.

RECOMMENDATION 3F

Remove and replace the damaged fascia board.

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

MISTER SPRAYMAN PEST CONTROL WILL FINISH WORK READY FOR PAINTING. PAINTING IS NOT INCLUDED IN THIS ESTIMATE.

FINDING 3G

Fungus infection and damage noted to the patio roof sheathing as indicated on the diagram. Condition appears to be due to roof cover leakage.

PRIMARY 3G-1

Remove and replace the damaged roof sheathing as needed.

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

RECOMMENDATION 3H

Owner/Agent to contact a licensed roofer to replace roof covering.

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

MISTER SPRAYMAN PEST CONTROL WILL FINISH WORK READY FOR PAINTING. PAINTING IS NOT INCLUDED IN THIS ESTIMATE.

Other Findings:**FINDING 4A**

Loose and/or missing stucco noted at areas as indicated on the diagram.

RECOMMENDATION 4A

Patch stucco to a reasonable match.

***** This is a Section 2 Item *****

MISTER SPRAYMAN PEST CONTROL WILL FINISH WORK READY FOR PAINTING. PAINTING IS NOT INCLUDED IN THIS ESTIMATE.

FINDING 4B

Water damage noted to the water heater closet door as indicated on the diagram. This condition appears to be due to exposure to the elements.

RECOMMENDATION 4B

Remove and replace the door.

***** This is a Section 2 Item *****

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Other Findings:

MISTER SPRAYMAN PEST CONTROL WILL FINISH WORK READY FOR PAINTING. PAINTING IS NOT INCLUDED IN THIS ESTIMATE.

FINDING 4C

Water damage noted to the shhetrock in water heater closet as indicated on the diagram. This condition appears to be due to plumbing leak.

PRIMARY 4C-1

Repair sheetrock as needed.

***** This is a Section 2 Item *****

SECONDARY 4C-2

Owner/Agent to contact a licensed plumber to repair leak.

***** This is a Section 2 Item *****

ITEM 4D

Note: Dry water stains were noted at the garage ceiling. This appears to be from past plumbing leaks at 2nd story bathroom. Periodic inspections is advised.

***** Information Item *****

ITEM 4E

The toilet was noted to be loose in the utility bath.

RECOMMENDATION Reset the toilet on a new wax ring.

***** This is a Section 2 Item *****

FINDING 4F

Water damage noted to the kitchen sink cabinet side wall as indicated on the diagram. This condition appears to be due to past leaks.

RECOMMENDATION 4F

Repair as needed.

***** This is a Section 2 Item *****

MISTER SPRAYMAN PEST CONTROL WILL FINISH WORK READY FOR PAINTING. PAINTING IS NOT INCLUDED IN THIS ESTIMATE.

WE ENCLOSE OUR BILL FOR \$ 95.00 TO COVER OUR INSPECTION AND REPORT.

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OCCUPANTS CHEMICAL NOTICE

Mister Sprayman Pest Control will use 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
☐ BEETLES ☒ DRY-WOOD TERMITES ☐ OTHER _____

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

☒ A. VIKANE: (Sulfuryl Fluoride)

☐ B. COPPER NAPHTHENATE: Active ingredients:
 Copper Naphthenate 20%; Inert ingredients 80%.

☒ C. Termidor SC: Active Ingredients: Fipronil 9.1%

☐ D. OTHER: _____

(3) "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 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. (This statement shall be modified to include any other symptoms of over exposure which are not typical of influenza.)"

For further information, contact any of the following:

Mister Sprayman Pest Control (559) 322-5252

Poison Control Center Fresno (800) 876-4766

Structural Pest Control

1422 Howe Avenue Suite 3, Sacramento, CA 95825 (916) 263-2540
 or (900) 737-8188

County Agriculture Commissioners

Fresno (559) 456-7510, Kings (209) 582-3211, Madera (559) 675-7876,

Mariposa (209) 966-2075, Merced (209) 385-7431, San Joaquin (209) 468-3300

Tulare (209) 733-6391

Health Offices

Fresno (559) 445-0666, Kings (209) 584-1401, Madera (559) 675-7893,

Mariposa (209) 966-3689, Merced (209) 385-7710, San Joaquin (209) 468-3400,

Tulare (209) 685-2500

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.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

OWNER/OCCUPANT _____

Date _____

WORK AUTHORIZATION CONTRACT

Address of Property: 5197 E. Hamilton Ave., Fresno CA 93727

Inspection Date: 2/25/2026

Report #: 24745

Title Co. & Escrow #:

SECTION 1

1A \$ 1200.00
2A \$ 3330.00
3A \$ 1450.00
3B \$ 3265.00
3C \$ 160.00
3D \$ 465.00
3E \$ 600.00
3F \$ 525.00
3G-1 \$ 2660.00
3H Others

SECTION 2

4A \$ 330.00
4B \$ 600.00
4C-1 \$ 305.00
4C-2 Others
4E \$ 155.00
4F \$ 175.00

FURTHER INSPECTION

We Authorized the Following
Section 1 Items to be Performed.

1A, 2A, 3A, 3B, 3C, 3D, 3E, 3F, 3G-1

We Authorized the Following
Section 2 Items to be Performed.

4A, 4B, 4C-1, 4C-2, 4E, 4F

We Authorized the Following
Items for Further Inspection.

Proposed Cost Section 1: \$13,655.00

Proposed Cost Section 2: \$1,565.00

Proposed Cost Fur.Insp.: \$0.00

Total: \$15,220.00

MOLD DISCLAIMER

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 FOREGOING AND HAS HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL.

I have read this work authorization contract and WDO inspection report it refers to. SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED. I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

APPROVED AND READ BY:

DATE

ACCEPTED FOR:

MISTER SPRAYMAN PEST CONTROL

DATE

WORK AUTHORIZATION CONTRACT

Address of Property: 5197 E. Hamilton Ave., Fresno CA 93727
Inspection Date: 2/25/2026
Report #: 24745
Title Co. & Escrow #:

PrFont34Bin0BinSub0Frac0Def1Margin0Margin0Jc1Indent1440Lim0Lim1
M A T I O N

C U S T O M E R I N F O R

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owners wishes. ANY WORK PERFORMED AGAINST AN EXITSTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

Work completed (LABOR) by operator shall be guaranteed for a period of one year from completion. Toilet plumbing(parts supplied by this firm), showers, floors or any measures for the control of moisture are guaranteed for (30) days only. Full Chemical treats are guaranteed for one year. Only the areas treated are guaranteed.

Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filled or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs.

All repairs performed by others must be re-inspected by OUR COMPANY before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to OUR COMPANY before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

If at the time of repairs to decks, the damage is found to be more extensive, a Supplmental report will be given along with a bid for any other corrections that maybe necessary.

A re-inspection of specific items on the report or of any other conditions pertaining to this structure can be done at an ADDITIONAL COST PER TRIP. The re-inspection must be done within (4) months of the original inspection.

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

NOTICE TO PROPERTY OWNERS : (Section 7018 of the California Contractors License Law, Business & Professonal Code Div. 3, Chap. 9) Provides under the Mechanic's Lien Law any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by the court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid.
** NOTE ** : Inspection fee is billed separately above any work costs._