

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT #: 20122118

BUILDING NO. 201	STREET FIVE CITIES DR. #84	CITY PISMO BEACH	ZIP 93449	Date of Inspection 01/03/2019	NUMBER OF PAGES 1 of 5
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Genesis Termite and Pest Control
P.O. Box 1639
Atascadero, CA 93423
PH# (805) 202-3020 FAX# (866) 587-9397
PR 6569



Ordered by: NANCY SKY FARRELL SMYTH 110 E. BRANCH ST. ARROYO GRANDE, CA 93420	Property Owner and/or Party of Interest	Report sent to:
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

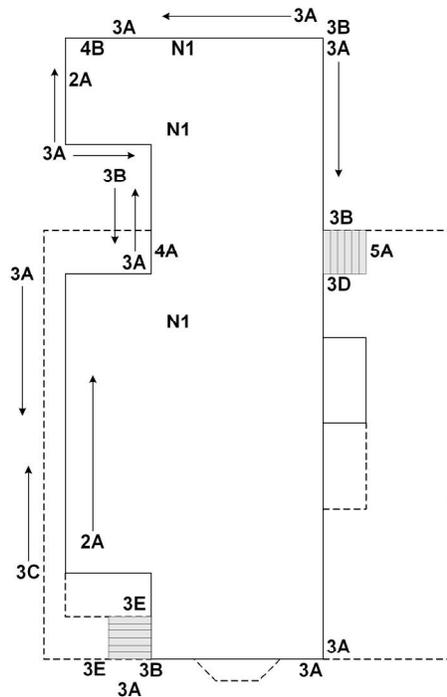
GENERAL DESCRIPTION: This is a double wide, wood sided, single family mobile home. It has an attached carport and an attached cabana. It has a composition roof and was occupied and furnished at the time of inspection.	Inspection Tag Posted: Water Heater Other Tags Posted:
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An inspection has been made of the structure(s) on the diagram in accordance with the 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 = Further Inspection



Inspected By MICHAEL BALANZATEGUI License No. OPR 12736 Signature *MB*

You are entitled to obtain copies of all reports and completion notices on this property report 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. (form t1a - 4/27/17) 43M-41 (Rev. 10/01)

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NOTES, CAUTIONS AND DISCLAIMERS

The pest control industry recognizes a structure to have certain areas both inaccessible and not inspected. These areas 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; the crawl space underneath a deck less than 12"; covered ceilings; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing lumber, masonry, or finished work; areas underneath, behind or below appliances or beneath floor coverings or furnishings or storage, locked areas, and areas requiring an extension ladder; areas where encumbrances, storage, conditions, or locks make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestations to enter. Infestations may be concealed by plaster, sheetrock or other wall coverings so that a diligent inspection may not uncover the true condition. The roof was not inspected due to lack of accessibility, qualification and licensing. These areas are not practical to inspect because of health hazards, damage, obstruction or inconvenience and unless specified or described in this wood destroying pests and organisms inspection report. This company shall exercise due care during inspections and treatments but assumes no liability for any damage to tiles, slates, shingles or other roofing materials, including patio covers, aluminum awnings, solar heating, plants, shrubbery or paint during any type of treatment.

In the performance of corrective measures, it may be necessary to drill into concealed areas and/or to cut or remove plants. The termite exterminator will not be liable for plumbing, heating, electrical, gas lines and equipment in or under a slab, nor to plants which may be damaged during treatments and/or repairs.

Guarantee policy:

This guarantee excludes structures with sub slab heating/air conditioning systems, plenum construction with air conditioning and heating duct in use, a well or cistern within fifty feet and areas that are inaccessible for treatment. Additional exclusions include structures with damage to or from excessive moisture, inadequate construction, areas of inaccessibility, deteriorating materials, masonry failure, grade alteration, pipes and conduits beneath concrete slab, furnishings or contents, etc. No guarantee will be issued for any work that is a secondary recommendation or work completed by others. Guaranteed for thirty days are any plumbing, grouting, caulking and resetting of commodes, sinks or enclosures. All other work performed by this company shall be guaranteed for the duration of one year.

This wood destroying pests and organisms inspection report does not include work which requires contact with materials containing asbestos. Termite inspectors have no expertise or license in asbestos analysis. Asbestos is a natural occurring mineral fiber used extensively in construction prior to 1978. The owner, employee or contractor must determine the asbestos status prior to the commencement of work on a project. Occupants and employees must be protected from asbestos fiber release. Should asbestos be observed during any construction or demolition, work must stop. The owner shall obtain the services of an asbestos abatement contractor to evaluate the situation, provide the necessary services and certify the area safe before work may resume. Asbestos statement ref: Ab2040, sb2572 and general industry safety order number 5208.

The purpose of this report is to document findings and recommendations which pertain to the absence or presence of wood destroying organisms and or conducive condition[s] at the time of inspection. This report should be read carefully and is not to be confused with a home maintenance survey. The client's cooperation and compliance to correct and or complete the recommendations documented in this report are obligatory. Without a mutual effort this company can not assure effective or satisfactory results.

The owner of this structure has certain obligations regarding maintenance and pertaining to the deterrence of wood destroying organisms. Maintenance procedures include; but are not limited to: Reasonable cleaning, upkeep of roofs, gutters and downspouts; painting and sealing of exposed surfaces; caulking about doors and windows or grouting about commodes, tub and shower enclosures; storing materials one foot away the structure's foundations; providing adequate ventilation, maintaining proper drainage away from structure (including sprinkler systems); keeping soil levels below the top of foundations and prohibiting earth contact with wood components of the structure(s).

It is the owner's responsibility to disclose any knowledge of conditions which are not visible during the course of a normal inspection.

Note: Reinspection and supplemental report fee will be a minimum of \$75.00 to a maximum of the original report fee if the inaccessible area is opened and/or made accessible by others prior to or during the reinspection appointment.

THE ROOF WAS NOT INSPECTED. If roof information is necessary, please contact the appropriate licensed tradesman.

The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (ie. 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.

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THIS IS A COMPLETE INSPECTION and includes structure(s) of the property as described on page one of this report. The inspection is limited to visible and accessible areas of the structure(s) drawn in diagram space. Other structures of the property were not included in this report. See the statements on the final page of this report for further information as to the scope of this inspection.

Note: This structure was furnished and occupied at the time of this inspection, some areas were covered by normal storage or furnishings and was not visible for inspection. If further inspection of the interior is desired after all storage has been removed, it should be requested and completed prior to the close of escrow. There will be a minimum fee of \$49.00 for this reinspection.

The substructure below the mobile home was completely inaccessible for inspection due to insulation and the insulation cover. If further inspection is desired all or desired portions of the insulation and the cover must be removed to allow for access to inspect these areas. A reinspection fee will be charged.

SECTIONED REPORTING: This is a separated report which is defined as section 1 or section 2 conditions evident on the date of this inspection. Section 1 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 2 items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found on the date of inspection. 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 1 or Section 2.

2. DRYWOOD TERMITES

ITEM NO. 2A

(Section 1)

FINDING AND
RECOMMENDATION: 2A

Evidence of Drywood Termite infestation was found in wood members of the substructure.

Seal the structure and fumigate with a gas lethal to Drywood Termites, Vikane (sulfuryl Fluoride). All occupants and pets must vacate the structure until the fumigation is complete. The subcontracted company will exercise all due caution, but cannot be held responsible to damage to plants, TV antennas or roofing due to the fumigation. Further terms and instructions will be supplied upon request or upon scheduling of the fumigation. Required preparations not completed prior to the fumigation and performed by the subcontractor will be billed at \$115.00 per man per hour in addition to the price quoted.

Fumigations are guaranteed for 5 years from the date completed

3. FUNGUS OR DRYROT

ITEM NO. 3A

(Section 1)

FINDING AND
RECOMMENDATION: 3A

Fungus damage was found in the wood siding/skirting and/or trim.

Remove and replace the damaged portions of the wood siding and/or trim. Efforts will be made to match existing siding material type, however this company does not guarantee exact match of either material or texture. Replacement materials may not match existing type. Additional costs may apply if damage extends into inaccessible wood members.

ITEM NO. 3B

(Section 1)

FINDING AND
RECOMMENDATION: 3B

Fungus damage was found in the fascia of the eave area.

Replace the fungus damaged portions of the fascia as needed.

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ITEM NO. 3C

(Section 1)

FINDING AND
RECOMMENDATION: 3C

Fungus damage was found at the wood members of the cabana panels.

Remove and replace the damaged portions of the panels as needed to eliminate the fungus infection and damage.

ITEM NO. 3D

(Section 1)

FINDING AND
RECOMMENDATION: 3D

Fungus damage was found in the wood steps on the carport side.

Replace the damaged portions of wood members of the steps as needed.

ITEM NO. 3E

(Section 1)

FINDING AND
RECOMMENDATION: 3E

Fungus damage was found in the wood steps at the front entry.

Replace the damaged portions of wood members of the steps as needed.

4. OTHER FINDINGS

ITEM NO. 4A

(Section 2)

FINDING AND
RECOMMENDATION: 4A

An excessive moisture condition exists due to leakage at the water heater.

Make the necessary corrections to eliminate the excessive moisture condition.

ITEM NO. 4B

(Section 2)

FINDING AND
RECOMMENDATION: 4B

Moisture damage was noted at the window sill and appears to have been caused by a previous moisture condition.

Remove and replace the damaged portions of the sill as needed.

5. FURTHER INSPECTION

ITEM NO. 5A

(Section 1)

FINDING AND
RECOMMENDATION: 5A

The framing behind the steps were inaccessible for inspection due to siding, trim, and/or construction elements. Infestation or infection were noted adjacent or extending into this area.

Remove the construction elements as needed to allow access for further inspection. Further findings will be issued to a supplemental report. Price quoted includes drywall removal and inspection only. Price for reinspection and report will \$75.00 if access is provided by others.

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COMMENTS AND OTHER INFORMATION

"N" items listed below are intended to inform parties in interest about questionable conditions. These conditions may be of concern, but did not qualify as a required finding or correction as defined by the Structural Pest Control Act. All parties should satisfy themselves as to these conditions prior to the close of escrow.

Item N1: Dry moisture stains were noted at the interior ceiling and indicate previous roof leakage. This leak may have already been corrected. It was not possible to determine the activity or the cause or leakage at the time of inspection. Parties in interest should check with the owner for further information. All parties in interest should satisfy themselves as to the condition of the roof prior to the close of escrow.

When we complete repairs and painting is also completed, please remember paint colors will be computer matched at a local paint store. However Genesis Termite and Pest Control can not guarantee an exact color match due to varying brands and weathering. For best results the customer should provide the paint or a paint color code.

UNLESS OTHERWISE STATED IN THIS REPORT, ALL WORK COMPLETED BY THIS COMPANY IS GUARANTEED FOR TWO YEARS FROM THE DATE OF COMPLETION AGAINST DEFECTS IN MATERIALS OR WORKMANSHIP. STRUCTURAL FUMIGATION AND "PERIMETER PLUS" SUBTERRANEAN TERMITE TREATMENT IS GUARANTEED FOR FIVE YEARS.

CALIFORNIA 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 you experience symptoms of dizziness, headache, nausea, reduced awareness, slowed movement, garbled speech or difficulty in breathing, leave the structure immediately and seek medical attention by contacting your physician or Poison Control Center (800) 876-4766 and notify Genesis Termite and Pest Control (805) 202-3020.

For further information, contact any of the following: Genesis Termite and Pest Control (805) 202-3020; for Health Questions – the San Luis Obispo County Health Department (805) 781-5500; for Application Information – the San Luis Obispo County Agricultural Commissioner (805) 781-5910; and for Regulatory Information – the Structural Pest Control Board, (800) 737-8188, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815.

Genesis Termite and Pest Control

P.O. Box 1639

Atascadero, CA 93423

PH# (805) 202-3020 FAX# (866) 587-9397



A New Beginning to Greater Service

INVOICE

Invoice Number:

20122118

Invoice Date:

01/03/2019

Bill To:

NANCY SKY
Farrell Smyth
110 E. BRANCH ST.
ARROYO GRANDE, CA 93420

Address of Property Inspected:

201 FIVE CITIES DR. #84
PISMO BEACH, CA 93449

Invoice Description:

Date of Inspection: 01/03/2019

Termite Inspection Report Fee: \$ 85.00 (Termite work not included.)

Payments: \$ 0.00 Date: N/A

TOTAL DUE: \$ 85.00

TERMS: Payable upon receipt.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her 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 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 file 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. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

Work Authorization

Genesis Termite and Pest Control

BUILDING NO. 201	STREET FIVE CITIES DR. #84	CITY PISMO BEACH	ZIP 93449	COUNTY CODE 40	DATE OF INSPECTION 01/03/2019
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Section 1

2A	=	1550.00 P
3A	=	12465.00 P
3B	=	Cost included in 3A
3C	=	Cost included in 3A
3D	=	Cost included in 3A
3E	=	Cost included in 3A
5A	=	235.00 P

Section 1 Totals

Total using primary recs \$ 14250.00

Section 2

4A	=	1880.00 P
4B	=	215.00 P

Section 2 Totals

Total using primary recs \$ 2095.00

(w6b 9-25-08)

Cost of all Primary Recommendations \$ 16345.00

NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.

1. If FURTHER INSPECTION is recommended, if additional work is required by any government agency, or if additional damage is discovered while performing the repairs, this company reserves the right to increase prices.
2. In the event that legal action is necessary to enforce the terms of this contract, reasonable attorney's fees may be awarded to the prevailing party.
3. This company will use due caution and diligence in their operations but assume no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, Tv. Antennae, solar panels, rain gutters, plant life, or paint.
4. This report is limited to the accessible areas shown on the diagram. Please refer to the report for the areas not inspected.
5. If this contract is to be paid out of escrow impound the buyers and sellers agree to provide this company with all escrow billing information required to collect the amount due. The persons signing this contract are responsible for payment, and if the escrow does not close within 30 days after the date of completion of the work agree to pay in full the amount specified in this work authorization agreement.
6. If this agreement includes a charge for opening an area for FURTHER INSPECTION, it is for opening the area only and does not include making additional repairs, if needed, nor does it include replacing removed or damaged floor coverings, wall coverings, or painted exposed surfaces unless specifically stated.

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Authorized to perform items: _____ Cost of work authorized: \$ _____

OWNER or OWNER's AGENT:

DATE:

Genesis Termite and Pest Control

X _____

ESCROW: _____