

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
1291	Newport Street, West	San Luis Obispo	93401	03/30/2023	1 of 6



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

**Report #: 104627**

Ordered by: Wilson & Co. Sotheby's Linda Wilson 1065 Higuera Street, #301 San Luis Obispo, CA 93401	Property Owner and Party of Interest: Susan Madrid 1291 Newport Street, West San Luis Obispo, CA 93401	Report sent to:
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COMPLETE REPORT      
 LIMITED REPORT      
 SUPPLEMENTAL REPORT      
 REINSPECTION REPORT

General Description: Single Story, single family residence; Stucco exterior; Composition shingle roof; Furnished and occupied.	Inspection Tag Posted: <b>WATER HEATER CLOSET</b>
Other Tags Posted:	

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.

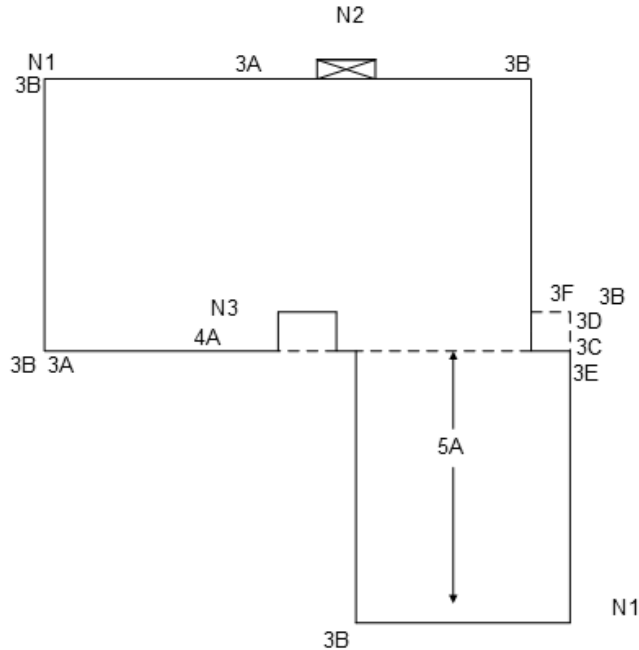
Subterranean Termites    
 Drywood Termites    
 Fungus/Dryrot    
 Other Findings    
 Further Inspection

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

### \*\*\*Complete Inspection Report\*\*\*

Diagram not to scale-Finding locations approximate



*David Wills*

Inspected By: David Wills      State License No.: FR57710      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

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).

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## **General Comments**

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: There was normal storage at the interior of the garage at the time of inspection. Areas covered by normal storage or furnishings were not accessible for visual inspection. Further inspection will be completed upon request after storage has been removed by others. There may be a fee charged for this reinspection.

NOTE: This structure was furnished and occupied at the time of this inspection. Areas covered by normal storage or furnishings were not accessible for visual inspection. Further inspection will be completed upon request after storage has been removed by others. There may be a fee charged for this reinspection.

NOTE: The attic was partially inaccessible due to insulation and low construction in some areas.

NOTE: Fresh paint was noted at the exterior and may limit visual discovery of hidden conditions.

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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 FUNGUS/DRYROT

- Finding: 3A Fungus damage was found at the roof sheathing of the eave area.  
Recommendation: Replace the fungus damaged portions of roof sheathing as needed.  
Price: \$588.00
- Finding: 3B Fungus damage was found at the fascia of the eave area.  
Recommendation: Replace the fungus damaged portions of fascia as needed.  
Price: \$980.00
- Finding: 3C Fungus damage was found at the exterior door.  
Recommendation: Replace the damaged door with the same or similar type. Existing door hardware (locks; hinges; sweep, etc.) will be reused. Additional costs will apply if the hardware is not functional. Exterior doors are limited to the manufactures warranty of one year and will be a standard in swing door unless requested. All out swing doors will be a special order item.  
Price: \$885.00
- Finding: 3D Fungus damage was found at the exterior wood trim.  
Recommendation: Replace the damaged portions of the trim as necessary.  
Price: \$98.00
- Finding: 3E Fungus damage was found at the water heater closet wood siding.  
Recommendation: Replace the damaged portions of the wood siding. Note: In cases of plywood siding, repair may involve installing wood trim in place of siding removed and/or metal flashing at cut sections of siding replacement. Additional costs will apply if replacement of full sheet(s) of plywood siding is desired by the parties in interest.  
Price: \$294.00
- Finding: 3F Fungus damage was found at the roof sheathing of the eave area.  
Recommendation: Replace the fungus damaged portions of roof sheathing as needed.  
Price: \$294.00

### SECTION: II OTHER FINDINGS

- Finding: 4A Moisture damage has occurred to the particle board underlayment of the bathroom baseboard due to normal tub/shower splash.  
Recommendation: Replace the damaged portions of underlayment at the bathroom baseboard. Make the necessary corrections to control the excessive moisture condition.  
Price: \$392.00

### UNKNOWN FURTHER INSPECTION FURTHER INSPECTIONS

- Finding: 5A The attic space was inaccessible for inspection due to lack of an adequate access opening.

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Recommendation: Install an adequate access opening, reinspect and submit further findings and on a supplemental report. Cost for reinspection and report will be \$50.00 if access is installed by others.

Price: \$294.00

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<b>Section I Total:</b>	<b>\$3,139.00</b>	
<b>Section II Total:</b>	<b>\$392.00</b>	
<b>Unknown Further Inspection:</b>	<b>\$294.00</b>	
<b>Grand Total:</b>	<b>\$3,825.00</b>	(totals include items priced above only)

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## **Informational Items**

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

INFORMATIONAL ITEM> N1 : The attached/abutted wood fences were not included in this inspection.

INFORMATIONAL ITEM> N2 : The storage shed is not attached and was not included in this report.

INFORMATIONAL ITEM> N3 : Dry moisture stains were noted at the baseboard adjacent to the toilet, and shower/tub. It appears to have been caused by a previous leak. This leak may have already been corrected. It was not possible to determine the activity or cause of leakage at the time of inspection.

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- 1.This inspection is limited to the visible and accessible portions of the structure as noted on the diagram only. Although a full diagram may be drawn for reference purposes, all areas may not have been inspected. Please read the entire report to determine the limitations of the inspection. All findings will pertain to infestation and/or infection by wood destroying pests and/or organisms and does not include reference to other structural pests such as, but not limited to; Rats, Mice, Bats, Fleas, Cockroaches, Ants, Etc.. This inspection does not include opinions as to the condition of plumbing, roofing, electrical, gas, heating, air conditioning, or other such structural elements. If such information is desired, we suggest that a qualified Home Inspector and Contractors be contacted. Inspection of fences is not included in this report unless otherwise stated. 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 Contractors' State License Board.
- 2.The following areas were not inspected, as indicated in Section #1990, paragraph (j) of the Structural Pest Control Act and Rules and Regulations: Portions of furnished interiors concealed by personal property, 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; portions of the structure covered by plant growth. The inspector did not move storage or furnishings during inspection. NEITHER KEY TERMITE AND PEST CONTROL, INC. NOR IT'S EMPLOYEES OR SUBCONTRACTORS MAKES ANY GUARANTEE AGAINST FUTURE OR HIDDEN INFESTATION(S), INFECTION(S), OR ADVERSE CONDITION(S) PRESENT BUT NOT EVIDENT AT THE TIME OF INSPECTION(S). Routine inspection does not include opening windows, opening all exterior doors or inspecting interior of cabinets. Further inspection of these areas may be completed upon request and at additional expense.
- 3.CERTIFICATION applies to visible and accessible areas of the structure observed at the time of original inspection. This certification does not constitute a guarantee that parties in interest will not inherit hidden infestations, infections or adverse conditions. Key Termite and Pest Control, Inc. assumes no liability for such hidden conditions. If a problem is discovered that was not disclosed during our inspections, do not disturb the area. Contact our office immediately to inspect the problem area and allow proper determination.
- 4.REINSPECTIONS: "This Company will reinspect repairs done by others within 4 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 guarantees must be received from parties performing repairs." Consultation appointments will be made upon request. On site appointments will be billed at a minimum of \$45.00 per appointment. Telephone calls to discuss the report findings are no charge.
- 5.The structure was inspected from the ground level only. Portions of the structure that extend more than 10 feet from the ground level were visually inspected only. Accuracy above this point cannot be guaranteed. Wood members showing visible signs of infestation or infection were pick-tested to determine the nature and extent of the finding. The inspector did not get up on the roof to inspect wood members accessible from the roof.
- 6.NOTICE: The structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary company to company. You have a right to seek a second opinion from another company.
- 7.NOTICE: The charge for service that this company subcontracts to another person or entity 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 KEY TERMITE & PEST CONTROL'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, KEY TERMITE & PEST CONTROL WILL NOT BE RESPONSIBLE FOR ANY ACT OR OMISSION IN THE PERFORMANCE OF WORK THAT YOU DIRECTLY CONTRACT WITH ANOTHER TO PERFORM.
- 8.This property WAS NOT inspected for the presence or absence of health related molds or fungi. By California Law, we are neither qualified, authorized nor licensed to inspect for health related molds. If you desire information about the presence or absence of health related molds, contact the California Department of Health Related Services. A link may be found in our web site at the following web address <http://www.keytermite.com/Realtors/mold.html>
- 9.Pesticides are the products Key Termite & Pest Control uses to control the target pests listed in your Inspection Report. Pesticides are indispensable tools our industry uses to control disease carrying pests and wood destroying insects, thus protecting your health and property. When properly used, pesticides pose minimal risk to humans or the environment. Your Technician is a State certified applicator whose knowledge is constantly being upgraded through regularly scheduled training sessions. If you have any questions, please call us at: 805-466-2451 or write to: Key Termite & Pest Control, PO BOX 969, Atascadero, CA 93423. Key Termite & Pest Control will not apply any compound not authorized for use in California. Please refer to the Inspection Report above for proposed materials to be used.
- 10.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 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 following an application you experience symptoms similar to common seasonal illness, comparable to the flu, contact Key Termite & Pest Control (805-466-2451), your physician, and/or your Poison Control Center. For the Poison Control Center, contact the following: (1-800-876-4766). FURTHER INFORMATION: Contact any of the following: Your pest control operator is Key Termite & Pest Control, (805-466-2451); for Regulatory Information call the Structural Pest Control Board (916-561-8708), or write 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815. For answers to your health questions, call the County Health Department; Santa Barbara County Health Dept (805-681-5102); San Luis Obispo County Health Dept (805-781-5544); and for application information, contact the County Agriculture Commissioner; Santa Barbara County Agricultural Commissioner (805-681-5600); San Luis Obispo County Agricultural Commissioner (805-781-5910).
- 11.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 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.
- 12.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.
- 13.NOTICE: Invoices are due and payable within 30 days. 1.5% per month will be added to account balances beyond 30 days from the date of work completed. This is an annual percentage rate of 18%. (Interest charged pursuant to the Robinson-Patman Act). Interest amounts for balances billed to an Escrow Company as a course of a Real Estate sale will be waived up to 4 months from the date of work completed so long as the property remains in escrow. Should an Escrow transaction cancel, the full account balance is due and payable upon the Escrow cancellation date.



## WORK ORDER AGREEMENT (PAGE 2 OF 2)

Building No.	Street	City	Zip	Date
1291	Newport Street, West	San Luis Obispo	93401	04/03/23

\*\*\*\*\*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 Agency 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 Key Termite and Pest Control, Inc. (805) 466-2451 immediately. For further information contact any of the following;

For health questions: The County Health Department (805) 781-5500  
 For application information: The County Agricultural Commissioner (805) 781-5910  
 For regulatory information: The Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815-3831, (916) 561-8700

Prices for structural repair include replacement of damaged wood members visible at the time of inspection only. Structural improvements necessary to upgrade the existing 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 non compliant structure(s) on which we complete repairs. Parties in interest should contact the county building department and/or qualified home inspector concerning the structures' compliance with building code. The property owner is responsible to pay for all costs associated with building permits and engineering fees needed and is not included in the repair bid. There will also be additional costs if upgrades are required by the local building department prior to or during the course of repairs. These costs should be determined and appropriated by parties in interest prior to the close of escrow. Reasonable effort will be taken to match existing material being replaced with the same or similar type. However, Key Termite and Pest Control Inc. does not guarantee new material will match the existing material. Special order materials may delay the completion of recommended work and certification date. Painted wood members that are replaced by this company (except stained or varnished wood, and redwood decking) will be painted unless otherwise requested and will be billed as quoted in report recommendation. This company makes no guarantee of color match. The buyer or seller is responsible to choose paint color prior to commencement of repairs. Structural repair recommendations not priced above may be completed upon request and will be billed at \$85.00 per hour which will include basic construction materials (doors, windows and redwood deck materials would be additional). Key Termite and Pest Control, Inc. nor its employees or subcontractors assumes no liability for distribution of molds, dusts or other allergens as a result of repairs performed to the property. Parties in interest should contact a Certified Industrial Hygienist for further information and advice prior to commencement of repairs. We will exercise reasonable caution with adjacent plant growth during the completion of repairs, however, neither Key Termite and Pest Control, Inc. nor its employees or subcontractors assumes any liability for damages to adjacent plant growth as a result of the completion of repairs. Prices authorized after 30 days from the date of issuance of the inspection report are void and must be re-bid. Our minimum job fee is \$145.00 (to cover trip costs and completion notice paperwork). If repairs completed total less that \$145.00, we will bill the \$145.00 minimum fee.

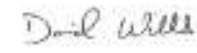
Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier, or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against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

NOTICE: Invoices are due and payable within 30 days. 1.5% per month will be added to account balances beyond 30 days from the date of work completed. This is an annual percentage rate of 18%. (Interest charged pursuant to the Robinson-Patman Act). Interest amounts for balances billed to an Escrow Company as a course of a Real Estate sale will be waived up to 4 months from the date of work completed so long as the property remains in escrow. Should an Escrow transaction cancel, the full account balance is due and payable upon the Escrow cancellation date.

By executing this work authorization contract, customer acknowledges that he or she has been advised of the forgoing and has had the opportunity to consult with a qualified professional.

**UNLESS OTHERWISE STATED IN THE INSPECTION REPORT OR THIS CONTRACT, ALL WORK COMPLETED BY KEY TERMITE AND PEST CONTROL IS GUARANTEED FOR TWO YEARS FROM THE DATE OF COMPLETION AGAINST DEFECTS IN MATERIALS AND/OR WORKMANSHIP. ELIMINATION OF REPORTED WOOD DESTROYING PESTS BY STRUCTURAL FUMIGATION AND "PERIMETER PLUS" SUBTERRANEAN TERMITE TREATMENT IS GUARANTEED FOR FIVE YEARS FROM THE DATE OF COMPLETION.**

BY SIGNING BELOW, I ACKNOWLEDGE THAT I HAVE READ, UNDERSTAND AND AGREE TO THE TERMS OF THIS CONTRACT AND THE REPORT IT REFERS TO.

BY OWNER/AGENT/BUYER  PHONE: _____  SIGNATURE: _____  PRINT NAME: _____	Key Termite & Pest Control  By: <u>David Wills</u>  Signature:   Lic. #: <u>FR57710</u>
NOTE: WORK WILL NOT COMMENCE UNTIL DELIVERY OF YOUR WOOD DESTROYING PESTS AND ORGANISMS REPORT. FOR DETAILS REGARDING THE ABOVE RECOMMENDATIONS PLEASE REFER TO YOUR INSPECTION REPORT.	





Key Termite & Pest Control  
 PO BOX 969  
 Atascadero, CA 93423  
 805-466-2451

**Invoice # 318960**

**Invoice Date:** 3/30/2023  
 Thursday

**Time:** 03:00 PM

**Bill-To:** 54988

**Location:** 54988

Susan Madrid  
 1291 Newport Street, West  
 San Luis Obispo, CA 93401

Tenant Occupied - \*seller\*  
 Susan Madrid  
 1291 Newport Street, West  
 San Luis Obispo, CA 93401

Service Description	Quantity	Price
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Complete WDO Inspection	1.00	\$89.00
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<b>SUBTOTAL</b>	\$89.00
<b>TAX</b>	\$0.00
<b>AMT PAID</b>	\$0.00
<b>TOTAL</b>	\$89.00

**AMOUNT DUE      \$89.00**

Material	%	UOM	Amount	Material	%	UOM	Amount
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**Payment Receipt. Please Return with Payment Remittance**

**Bill-To:** Susan Madrid  
 1291 Newport Street, West  
 San Luis Obispo, CA 93401

Account #: 54988	Date: 3/30/2023
PO Number:	Invoice #: 318960
Terms: NET 30	
Amount Paid: _____	
Check No.: _____	



**Remit-To:** Key Termite & Pest Control  
 PO BOX 969  
 Atascadero, CA 93423  
 805-466-2451