WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO.	STREET, CITY, STATE, ZIP	Date of Inspection	No. of Pages
5320	Windsor, Cambria CA 93428	3/22/2019	5

SCENIC COAST TERMITE CONTROL

1202 Terebinth Lane, Templeton, CA 93465
Ph: (805) 226-8686 (805) 434-0511 Fax

Firm Registration No. PR 4149	Report No. 12197	Escrow No.
Ordered By: Coldwell Banker/Kellie & Associates 702 Main St Cambria, Ca 93428 Attn: Karin Krammer	Property Owner/Party of Interest Coldwell Banker/Kellie & Associates 702 Main St Cambria, Ca 93428 Attn: Karin Krammer	Report Sent To: Coldwell Banker/Kellie & Associates 702 Main St Cambria, Ca 93428 Attn: Karin Krammer

COMPLETE REPORT [X] LIMITED REPORT [ ] SUPPLEMENTAL REPORT [ ] REINSPECTION REPORT [ ]

General Description:
Inspect two story wood sided single family dwelling with attached garage

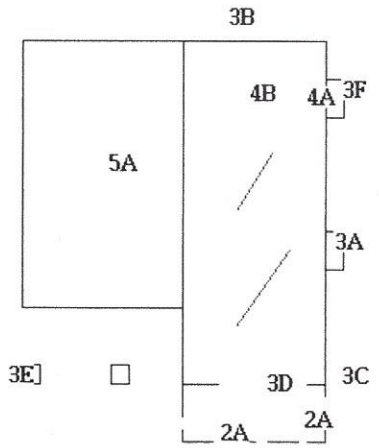
Inspection Tag Posted:
garage

Other Inspection Tags:
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 [X] Fungus/Dryrot [X] Other Findings [X] Further Inspection [X]
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.

diagram not to scale



Inspected by Michael Gross License No. OPR9965 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 preceeding two years. To obtain copies contact: Structural Pest Control Board, 1418 Howe Ave., Ste. 18, Sacramento, California 95825-3204.

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.

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

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WHAT IS A WOOD DESTROYING PESTS & ORGANISMS REPORT? READ THIS DOCUMENT, IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PESTS & ORGANISMS REPORT. The contents of a Wood Destroying Pests & Organisms Inspection Report is governed by the Structural Pest Control Act and its rules and regulations. A Wood Destroying Pests & Organisms Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains recommendations for correcting any infestations, infections or conditions found. 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 inspect, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting and/or linoleum, built-in appliances or cabinet work. Infestations or infections may be active in these areas without visible and accessible evidence. Areas that were not inspected are noted in the report. If you desire information about areas that were not inspected, a further inspection may be preformed at additional cost. Some structures may not comply with building code requirements or may have structural, electrical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pests and Organisms Report does not contain information about such defects, as they are not within the scope of the licence of the inspector or the company issuing this report. NOTE: It is recommended that building permits be obtained for all work requiring permit prior to beginning the recommended repairs. For information concerning the building department and permit requirements, contact the local building department. Work performed as required under permit from the building department should be approved, accepted and signed off by the department prior to considering work to be completed.

NOTE: WE DO NOT REMOVE FLOOR COVERINGS AT THE TIME OF OUR INSPECTION. WE ASSUME NO RESPONSIBILITY FOR ANY DAMAGE TO ANY WOOD FLOORS THAT IS DETECTED AFTER THE FLOOR COVERINGS HAVE BEEN REMOVED. THESE AREAS WILL BE INSPECTED IF THEY ARE MADE ACCESSIBLE PRIOR TO OUR INSPECTION. SHOWERS OVER FINISHED CEILINGS ARE NOT WATER TESTED UNLESS WATER STAINS ARE EVIDENT BELOW, IN WHICH CASE, RECOMMENDATIONS WILL BE MADE FOR FURTHER TESTING. IF IT IS FOUND THAT DAMAGE EXTENDS INTO PREVIOUSLY INACCESSIBLE AREAS, OR AREAS CONCEALED BY FURNITURE, PERSONAL BELONGINGS, ETC., A SUPPLEMENTAL REPORT WILL BE ISSUED AS TO THE FINDINGS AND ADDITIONAL COSTS. NOTE: THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED. WE MAKE A VISUAL INSPECTION FROM THE GROUND LEVEL ONLY. 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. 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 the right to seek a second opinion from another company.
NOTE: THE CHARGE FOR SERVICE THAT THIS COMPANY SUBCONTRACTS TO ANOTHER REGISTERED COMPANY 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 SCENIC COAST TERMITE'S BID OR YOU MAY CONTRACT DIRECTLY WITH ANOTHER REGISTERED COMPANY. SCENIC COAST TERMITE WILL NOT BE RESPONSIBLE FOR ANY ACT OR OMISSION IN THE PERFORMANCE OF WORK THAT YOU DIRECTLY CONTRACT WITH ANOTHER TO PREFORM.

WHEN WORK IS RECOMMENDED: A REINSPECTION WILL BE MADE IF REQUESTED WITHIN FOUR (4) MONTHS OF ORIGINAL REPORT, FOR AN ADDITIONAL FEE. WE CANNOT GUARANTEE WORK DONE BY OTHERS OR THEIR AGENTS.
A SEPARATED REPORT HAS BEEN REQUESTED: IT IS DEFINED AS SECTION 1 & 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: Section 2 items are conditions deemed likely to lead to infestation or infection, but where no visible evidence of such was found.
FURTHER INSPECTION: 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 cannot be defined as Section 1 or 2.

ASBESTOS STATEMENT: Reference AB2040, SB2572 and the General Industry Safety Order 5208. This report does not include repairs that require contact with materials containing asbestos. Scenic Coast Termite, or it's employees, are not state licensed in asbestos analysis and cannot make representations about possible presence or non-presence of asbestos containing materials. 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.

NOTICE TO OWNER: Under the California Mechanics Lien Law, any structural pest control operator who contracts to do work for you, and contractor, subcontractor, laborer, suppliers 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 a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in full if the subcontractor, laborer or supplier remains 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". General 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 a right to file a lien against your property if they are not paid.

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2. Drywood Termites:

ITEM 2A Drywood termites were detected in front upper deck handrail wall, see 2A on diagram.

RECOMMENDATION: Seal the structure and fumigate with a lethal gas for the eradication of Kalotermes (Drywood termites). The structure must be vacated until the fumigation is completed. It is suggested that the occupant notify nearby neighbors of the date of the fumigation, to keep pets away during the fumigation, and close off any open access to sub areas in order to prevent any pet entry prior to and during a fumigation. The utmost care will be taken during fumigation to avoid any possible roof or plant damage. Plants that are too close to the structure to allow the proper sealing of the tarps may be damaged. We can assume no responsibility for damage resulting from these conditions. The chemical used will be Zythor. Sweep down all drywood termite pellets or cover. NOTE: Fumigations are guaranteed for a period of 2 years from the date of completion for original infestation only.
****** This is a Section 1 Item ******

3. Fungus/Dryrot:

ITEM 3A Minor dry rot was detected to the inside base of side garage door, see 3A on diagram.

RECOMMENDATION: Remove damage, treat area with Timbor (a registered fungicide) fill area and install door sweep.
****** This is a Section 1 Item ******

ITEM 3B Dry rot was detected in base of upstairs rear door, see 3B on diagram.

RECOMMENDATION: Replace door.
****** This is a Section 1 Item ******

ITEM 3C Dry rot was detected in corner of second story roof fascia at right front above deck, see 3C on diagram.

RECOMMENDATION: Remove damage, treat area with Timbor (a registered fungicide) fill damage and seal corner of rain gutter.
****** This is a Section 1 Item ******

ITEM 3D Minor dry rot was detected in base of second story window trim on upper front deck, see 3D on diagram.

RECOMMENDATION: Remove damage, treat area with Timbor and repair as needed.
****** This is a Section 1 Item ******

ITEM 3E Dry rot was detected in upper siding trim at left front corner of structure above porch column, see 3E on diagram.

RECOMMENDATION: Replace damaged trim.
****** This is a Section 1 Item ******

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3. Fungus/Dryrot:

ITEM 3F Dry rot was detected in top of door trim at rear side garage door, see 3F on diagram.

RECOMMENDATION: Replace damaged trim.
****** This is a Section 1 Item ******

4. Other Findings:

ITEM 4A The rear side door of garage is not sealed, see 4A on diagram.

RECOMMENDATION: Install door sweep to prevent moisture entry.
****** This is a Section 2 Item ******

NOTE: Water stains were noted on the ceiling at rear of garage, see 4B on diagram. No visible leaks or damage was noted at this time. This appears to be from old leaks at upstairs bathroom. Owner is advised to paint over stains and monitor for any futher leaks.

NOTE: Water stains were noted on the false bottom of both downstairs bathroom sink cabinets. No visible leaks or damage was noted at this time. No recommendation is being given.

5. Further Inspection:

NOTE:The downstairs hall closet was locked and not inspected. Futher inspection will be made upon request if key is provided.

5th

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SECTION 1

2A	$	2005.00	3D	$	35.00
3A	$	55.00	3E	$	110.00
3B	$	625.00	3F	$	80.00
3C	$	45.00			

SECTION 2

4A	$	35.00

FURTHER INSPECTION

Proposed Cost Section 1: $2,955.00

Proposed Cost Section 2: $35.00

Proposed Cost Fur. Insp: $0.00

SCENIC COAST TERMITE CONTROL

1202 Terebinth Lane, Templeton, CA 93465
Ph: (805) 226-8686 (805) 434-0511 Fax

DATE	REPORT #	ESCROW #	PROPERTY LOCATION
03/22/2019	12197		5320 Windsor, Cambria CA 93428

TO:

, CA

03/22/2019	Inspection	$80.00
	Balance Due:	$80.00

RETURN THIS COPY WITH REMITTANCE

TERMS: NET 30 DAYSNOTICE: "Under the Mechanics'Lien law, any contractor, subcontractor, laborer, supplier or other person who helps to improve yourproperty but is not paid for his work or supplies, has the right to enforce a claim against your property. This means that aftera 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 own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

THANK YOU FOR YOUR BUSINESS