

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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 Registration # PR7715

Report # 11077

Ordered by: WSR REAL ESTATE SALES & MANAGEMENT RICHARD GIBSON 6736 PALM AVE RIVERSIDE, CA 92506 H: ***** W: (951)977-3190	Property Owner and/or Party of Interest:	Report sent to: WSR REAL ESTATE SALES & MANAGEMENT RICHARD GIBSON 6736 PALM AVE, RIVERSIDE, CA 92506 Phone: (951)977-3190
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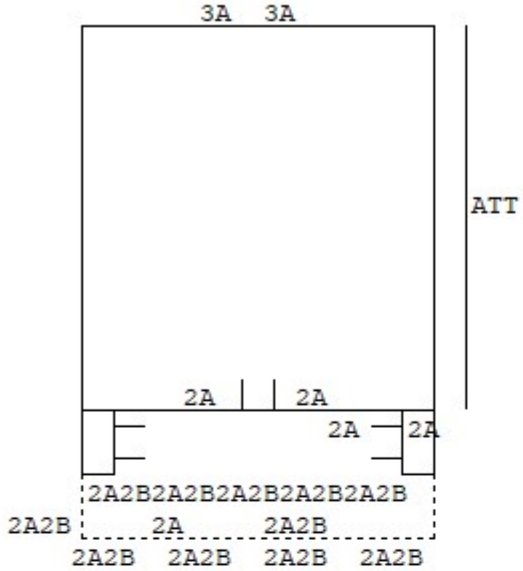
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: One story condo residence, frame and stucco construction, composition shingle roof, attached garage, attached patio, vacant at time of inspection.	Inspection Tag Posted: ATTIC Other Tags Posted: NONE
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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.



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NOTES, CAUTIONS AND DISCLAIMERS

PLEASE READ THE FOLLOWING VERY CAREFULLY:

READ THIS DOCUMENT--IT EXPLAIN THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISMS REPORT. THE REPORT CONTAINS FINDINGS AS TO THE PRESENCE OR ABSENCE OF WOOD DESTROYING PEST & ORGANISMS IN VISIBLE AND ACCESSIBLE AREAS, AND CONTAINS RECOMMENDATIONS FOR CORRECTING ANY INFESTATIONS OR INFECTIONS FOUND. THE CONTENTS OF WOOD DESTROYING PEST & ORGANISMS REPORT ARE GOVERNED BY THE STRUCTURAL PEST CONTROL ACT AND IT'S REGULATIONS. SOME STRUCTURES DO NOT COMPLY WITH BUILDING CODE REQUIREMENTS OR MAY HAVE STRUCTURAL, PLUMBING, ELECTRICAL, HEATING, AIR CONDITIONING OR OTHER DEFECTS WHICH DO NOT PERTAIN TO WOOD DESTROYING ORGANISMS. A WOOD DESTROYING PEST & ORGANISMS REPORT DOES NOT CONTAIN INFORMATION ON SUCH DEFECTS, IF ANY, AS THEY ARE NOT WITHIN THE SCOPE OF THE LICENSEE, THE INSPECTOR, OR THE COMPANY ISSUING A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

THE STRUCTURAL PEST CONTROL ACT REQUIRES INSPECTION OF ONLY THE VISIBLE AND ACCESSIBLE AREAS AT THE TIME OF INSPECTION. SOME AREAS OF THE STRUCTURE ARE NOT ACCESSIBLE TO INSPECT, SUCH AS: THE INTERIOR OF HOLLOW WALLS, BEHIND BASEBOARDS, SPACES BETWEEN FLOORS, AREAS CONCEALED BY CARPETING, BUILT-IN APPLIANCES, PAINTED SHUT OR BOARDED WINDOWS AND DOOR OR CABINET WORK.

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 PEST 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, SHRUBBERRY 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 MAYBE 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 FIFTH FEET AND AREAS THAT ARE INACCESSIBLE FOR TREATMENT, ADDITIONAL EXCLUSIONS INCLUDE STRUCTURES WITH DAMAGE TO OR FROM EXCESSIVE MOISTURE, INADEQUATE CONSTRUCTION, AREAS OF INACCESSIBILITY,

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DETERIORATING MATERIALS, MASONRY FAILURE, GRADE ALTERATION, PIPES AND CONDUIT BENEATH CONCRETE SLAB, FURNISHINGS OR CONTENTS, ETC. NO GUARANTEE WILL BE USED FOR ANY WORK THAT IS A SECONDARY RECOMMENDATION OR WORK COMPLETED BY OTHERS. WORK PERFORMED BY THIS COMPANY SHALL BE GUARANTEED FOR THE DURATION OF ONE YEAR.

THE PURPOSE OF THIS REPORT IS TO DOCUMENT FINDINGS AND RECOMMENDATIONS WHICH PERTAIN TO THE ABSENCE OR PRESENCE OF WOOD DESTROYING ORGANISMS AND OR CONDUCTIVE 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 INCLUDED; 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 MATERIAL ONE FOOT AWAY FROM THE STRUCTURE'S FOUNDATION; PROVIDING ADEQUATE VENTILATION, MAINTAINING PROPER DRAINAGE WAY FROM STRUCTURE (INCLUDING SPRINKLER SYSTEMS); KEEPING SOIL LEVEL BELOW THE TOP OF FOUNDATIONS AND PROHIBITING EARTH CONTACT WITH WOOD COMPONENTS OF THE STRUCTURE(S).

IT IS THE OWNER'S (SELLERS) RESPONSIBILITY TO DISCLOSE ANY KNOWLEDGE OF CONDITIONS WHICH ARE NOT VISIBLE DURING THE COURSE OF A NORMAL INSPECTION.

MOLD POLICY STATEMENT:

MOLD, SOMETIMES CALLED MILDEW, ARE NOT WOOD DESTROYING ORGANISMS. BRANCH 3 LICENSES DO NOT HAVE A DUTY UNDER THE STRUCTURAL PEST CONTROL ACT AND RELATED REGULATIONS TO CLASSIFY MOLDS AS HARMFUL TO HUMAN HEALTH OR NOT HARMFUL TO HUMAN HEALTH. IF YOU WISH YOUR PROPERTY TO BE INSPECTED FOR MOLD OR MOLD LIKE CONDITIONS PLEASE CONTACT THE APPROPRIATE MOLD PROFESSIONAL. EXECUTING AND/ OR ACCEPTING THIS INSPECTION REPORT OR WORK AUTHORIZATION INTERESTING PARTIES AGREE THAT THEY HAVE BEEN ADVISED OF THE FORGOING AND HAVE HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL IF DESIRED.

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.

THE HARDWOOD FLOOR WAS NOT INSPECTED. IF HARDWOOD FLOOR INFORMATION IS NECESSARY, PLEASE CONTACT THE APPROPRIATE HARDWOOD FLOORING CONTRACTOR WHO IS LICENSED BY THE CONTRACTOR'S STATE LICENSE BOARD.

"THIS COMPANY WILL REINSPECT REPAIRS DONE BY CONTRACTORS WITHIN FOUR 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."

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NOTE: A \$175.00 REINSPECTION FEE WILL BE CHARGED ON ALL REPAIR WORK NOT PERFORMED BY FUSION EXTERMINATORS AND ITS ASSOCIATES. AN ADDITIONAL \$100 AFTER FIRST INSPECTION, IF REPAIR ARE NOT DONE CORRECTLY.

NOTE: THIS COMPANY IS NOT RESPONSIBLE FOR DAMAGE FOUND DURING THE COURSE OF REPAIRS NOR DAMAGE IN AREAS THAT WERE INACCESSIBLE AT THE TIME OF INSPECTION.

SECTIONED REPORTING:

"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."

SECTION I:

(2) DRYWOOD TERMITES

2A. SECTION 1

FINDING:

NOTED ON THE DIAGRAM AS 2A THERE IS EVIDENCE OF DRYWOOD TERMITES.

RECOMMENDATION:

FUMIGATE ENTIRE STRUCTURE WITH VIKANE FUMIGANTE FOR THE CONTROL OF DRYWOOD TERMITES. RECOMMENDATION TO REMOVE OR COVER ALL ACCESSIBLE PELLETS AND FRASS OF WOOD-DESTROYING PEST. CONTRACTOR WILL TAKE REASONABLE CARE, BUT NO RESPONSIBILITY FOR ANY DAMAGE TO: PLANTS, SHRUBS, TREES, OR ROOFS.

SECONDARY RECOMMENDATION:

IN LIEU OF FUMIGATION, AT THE REQUEST OF AGENT CHEMICALLY TREAT INFESTED ACCESSIBLE TIMBERS INFESTED WITH DRYWOOD TERMITES. RECOMMENDATION TO REMOVE OR COVER ALL ACCESSIBLE PELLETS AND FRASS OF WOOD-DESTROYING PEST. GUARANTEE IS EXTENDED ONLY ON THE TREATED TIMBERS AND NO WARRANTY IS EITHER EXPRESSED OR IMPLIED THAT THE ENTIRE INFESTATION WILL BE EXTERMINATED. THIS IS CONSIDERED A SUBSTANDARD TREATMENT BY THE STATE OF CALIFORNIA. "LOCAL TREATMENT IS NOT INTENDED TO BE AN ENTIRE STRUCTURE TREATMENT METHOD. IF INFESTATIONS OF WOOD-DESTROYING PEST EXTEND OR EXIST BEYOND THE AREA(S)OF LOCAL TREATMENT, THEY MAY NOT BE EXTERMINATED." (LOCAL TREATMENT 1 YEAR WARRANTY)

2B. SECTION: 1

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FINDING:

NOTED ON THE DIAGRAM AS 2B THERE IS EVIDENCE OF DRYWOOD TERMITE DAMAGE.

RECOMMENDATION: \$3100 (PRIMER ONLY)

REMOVE, REPLACE, AND/OR REPAIR TERMITE DAMAGE AT 2X3X10 54PCS, DOOR JAM, 6X10 4PCS BEAM, 4X6 POST, BASE. IF DAMAGE IS FOUND TO EXTEND INTO AREAS NORMALLY CONSIDERED INACCESSIBLE, AN ADDITIONAL CHARGE MAYBE MADE.

RECOMMENDATION: \$3800 (WITH PAINT, PLEASE PROVIDE PAINT UPON REQUEST.)

REMOVE, REPLACE, AND/OR REPAIR TERMITE DAMAGE AT 2X3X10 54PCS, DOOR JAM, 6X10 4PCS BEAM, 4X6 POST, BASE. IF DAMAGE IS FOUND TO EXTEND INTO AREAS NORMALLY CONSIDERED INACCESSIBLE, AN ADDITIONAL CHARGE MAYBE MADE.

NOTE:

ORIGINAL OR SIMILAR HARDWARE IN TODAYS MARKET WILL BE USED UPON REPLACEMENT. NOT GUARANTEED AGAINST LEAKAGE OR MOISTURE DAMAGE OCCURRING IN THE FUTURE.

(3) FUNGUS/DRYROT

3A. SECTION: 1

FINDING:

NOTED ON THE DIAGRAM AS 3A THERE IS EVIDENCE OF DRYROT.

RECOMMENDATION:

REMOVE, REPLACE, AND/OR REPAIR ROT AT 2X8X16 2PCS FASCIA. IF DAMAGE IS FOUND TO EXTEND INTO AREAS NORMALLY CONSIDERED INACCESSIBLE, AN ADDITIONAL CHARGE MAY BE MADE.

SECTION: 4

NOTES: DURING TIME OF INSPECTION FLOORING NOTED TO BE LAMINATE AND TILE. ATTIC NOTED TO HAVE INSULATION AND DUCTING. GARAGE NOTED TO BE DRYWALLED. NOTED TO BE PEELING PAINT ON EAVES.

NOTES: HIDDEN DAMAGE IS POSSIBLE ANY TIME EVIDENCE OF SUBTERRANEAN TERMITES, DRYWOOD TERMITES, FUNGUS (DRY ROT), BEETLES, FAULTY GRADE, EARTH TO WOOD CONTACT, DAMPWOOD TERMITES, SHOWER LEAKS OR EXCESSIVE MOISTURE IS NOTED ON THIS REPORT. THIS COMPANY IS NOT RESPOSIBLE FOR HIDDEN DAMAGE.