WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO.	STREET, CITY, STATE, ZIP	Date of Inspection	No. of Pages
3019	E Ruby Hill Dr, Pleasanton CA 94566	5/22/2026	13

2450 Armstrong Street
Livermore, CA 94551
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Firm Registration No.	Report No.	Escrow No.
PR 7778	28127	

Ordered By:	Property Owner/Party of Interest	Report Sent To:
Attn: Shane Bohen 925-858-0685	Mark and Janet Lau 3019 E Ruby Hill Dr Pleasanton, CA 94566	Attn: Shane Bohen 925-858-0685

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

General Description:	Inspection Tag Posted:
Two story single family home with stucco exterior.	Garage
	Other Tags Posted: 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 [ ] Fungus/Dryrot [X] Other Findings [X] Further Inspection [ ]
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.

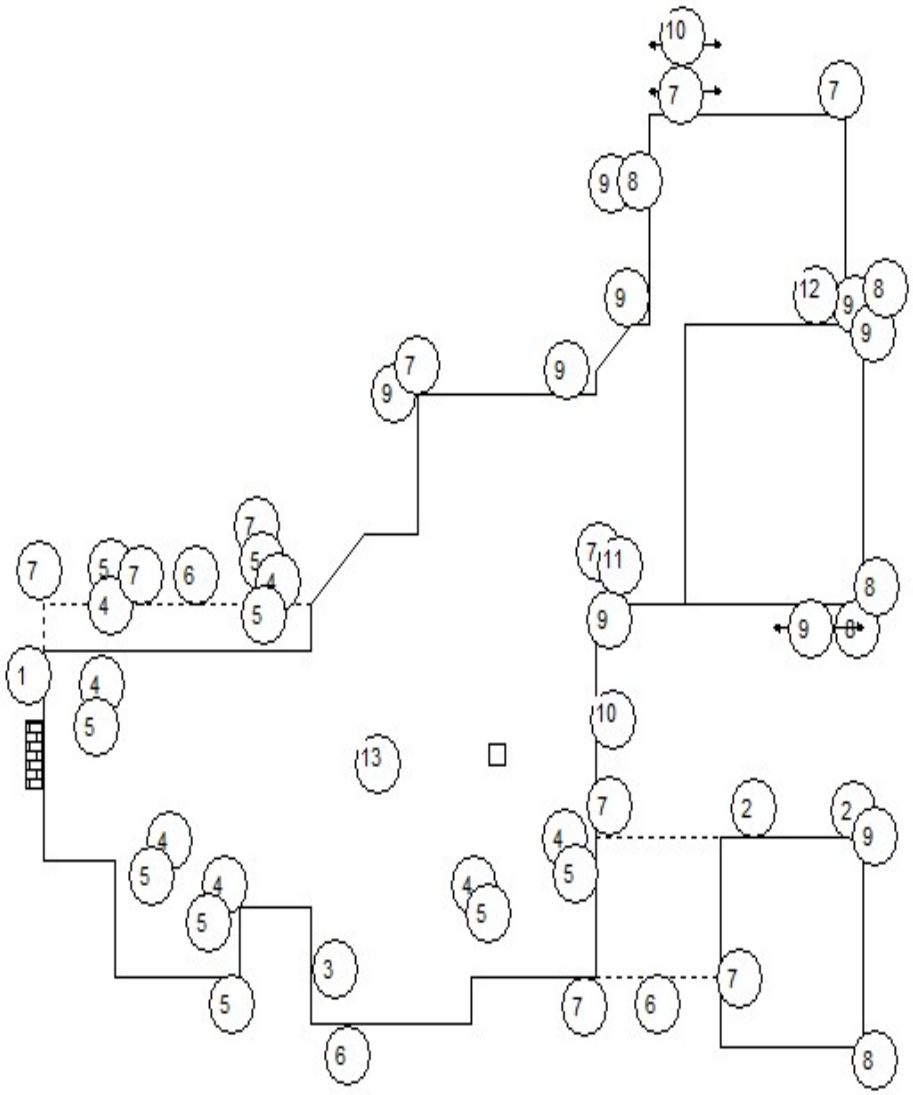
NOTE: DIAGRAM IS DISPLAYED ON PAGE 2

Inspected by Steven Sanchez State License No. OPR14035 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, 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.

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THIS IS A STRUCTURAL PEST CONTROL REPORT: NOT A BUILDING INSPECTION REPORT. THEREFORE, NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THIS BUILDING.

IMPORTANT INFORMATION FOR ALL INTERESTED PARTIES TO READ

A Wood Destroying Pest & Organism Inspection 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 infestation, infections, or conditions found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and its rules and regulations.

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 inaccessible attics or portions thereof; the interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below; such structural segments as enclosed bay windows, buttresses, and similar areas to which there is no access without defacing or tearing out lumber, masonry or finished work; built in cabinet work; floors beneath coverings, areas where storage conditions, furnished interiors or locks make inspection impracticable. These areas will be inspected if they are made accessible by the owner at his expense.

NOTE: It is not economically feasible to open and check the areas mentioned above and similar enclosed conditions. These areas are excluded from this report. Also, detached wooden fences, garden trellises, and similar detached appetencies **are not** part of this report. This inspection covers the structure indicated on the diagram.

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.

Mold Inspection Disclaimer

Please note that our inspection **does not include testing for or identification of mold, mildew, or other biological contaminants**. Mold inspection and testing require specialized training and equipment beyond the scope of this standard property inspection.If you have concerns about possible mold or indoor air quality issues, we strongly recommend consulting a licensed mold assessor or environmental specialist.We make no representations or warranties regarding the presence, absence, or potential for mold or moisture-related conditions in the property. The client assumes full responsibility for seeking additional evaluations if mold is a concern.

Rodent Disclaimer

Please note that our inspection and treatment services **do not include the detection, inspection, or evaluation of rodent activity**, including but not limited to rats, mice, or other mammals.We do not inspect for rodent entry points, droppings, nesting sites, or structural damage caused by rodents. If there are concerns about rodent presence or infestation, we recommend consulting a licensed rodent or wildlife control specialist for further evaluation and mitigation.Our findings and treatments are limited strictly to the pest species and areas specifically identified in our service agreement. No representation is made regarding the presence or absence of rodents unless explicitly stated in writing.

NOTE: We do not remove floor coverings at the time of our inspection. We assume no responsibility for any damage detected to any wood floors after the floor coverings have been removed. These areas will be inspected if they are made accessible prior to our inspection.

NOTE: All attics are inspected from the access hatch only. Insulation and lack of accessible areas make these areas inaccessible to inspect.

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NOTE: It is industry practice that the eaves, siding and trim above 11 feet are viewed from ground level only, as our inspectors **do not** carry extension ladders. If any further information is desired, we will return to the property with an extension ladder at an additional charge.

NOTICE: Reports on this structure prepared by various companies should list the same findings (i.e. termite infestation, termite damage, etc) however, recommendations to correct these findings may vary from company to company. You have right to seek a second opinion from another company.

When Work Is Recommended:
Brothers Inspections Services agrees to use all reasonable care in the performance of our work, but we cannot assume any responsibility should any damage occur to plumbing pipes, electrical pipes embedded in the ground or overhead, roof or other facilities, plants and shrubs, or for injuries or death of animals.

Pesticides are the products Brothers Inspections Services uses to control the target pests listed in your inspection. Pesticides make a better life for all of us. They help control disease carriers thus protecting your health and property. When properly used, pesticides pose no problem to man or the environment. Your Brothers Inspections Services Pest Control technician is a state-certified applicator and is constantly being upgraded by our training sessions. If you have any questions, please call the following number (925) 579-2927.

NOTE: It is recommended that building permits be obtained for all work requiring permits, 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 a permit from the building department should be approved, accepted and signed off by the department prior to considering such work to be completed. The building department may require installation of smoke/heat detectors as a condition for obtaining a building permit.

This company will re-inspect repairs done by others **within four (4) months** of our original inspection. A charge, if any, cannot be greater than the original inspection fee for each re-inspection. The re-inspection must be done within ten (10) working days of the request. The re-inspection 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.

NOTE: The charge for services that this company subcontracts with another licensed company may include the company's charges for arranging and administering such services in addition to the direct costs associated with paying the sub-contractor. You may accept Brothers Inspections Services bid, or you may contract directly with another licensed company. Brothers Inspections Services will not be responsible for any act or omission in the performance of work that you directly contract with another to perform.

NOTE: If any infestation, infection or damage is discovered in a concealed area during the course of performing any recommendations on this report, or any remodel work, this company will file a supplemental report. This company is not responsible for controlling such infestation or infections nor is it responsible for controlling such damage. If the additional work is within the scope of this company's operation a cost will be provided with the supplemental report.

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- **During repairs, if scaffolding and/or scissor lift are required and necessary to complete the repairs, a supplemental report will be issued. The owner is responsible for scaffolding/scissor lift costs before work proceeds.**

- **Showers over ceilings are not water tested unless water stains are evident below. In which case, recommendations will be made for further inspection testing.**

- **The attics are only viewed from the access point. If there are walkable surfaces, we will enter the attic and inspect as many accessible areas as possible.**

- **Further inspection policy: All areas of the structure (i.e. garages, bedrooms, crawlspace, attic, etc.) must be accessible prior to inspection. If storage blocks accessibility a return trip fee of $95 will apply per supplemental report.**

- **The inspection fee is separate from repair cost and is due at the time of inspection.**

NOTE: THE DIAGRAM IN THIS REPORT IS NOT TO SCALE.

All payments are due upon completion of work. In the event an attorney is employed to enforce payment, the under-signed agrees to pay reasonable attorney fees and other costs of collection. Any balance after thirty (30) days will be subject to a 1.5% finance charge on the unpaid balance.

Under California Mechanics lien law, any structural pest control operator who contracts to do work for any contractor, subcontractor, laborer, supplier or their person who helps to improve your property, but has not paid for his work or supplies, has a right to enforce a claim against your property. This means that after a hearing, your property could be sold by a court officer, and the proceeds of the sale are used to satisfy the debt. This can happen even if you have paid your contractor in full, if the subcontractors, laborers, or suppliers remain unpaid. We reserve the right to file a claim or a 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. Preliminary notice is not a lien against the 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.

This is a separated report; it is defined as Section 1 and Section 2 conditions evident on the date of inspection.
SECTION 1: Contains items where evidence exists of active infestation, infection or condition that have resulted in or from infestation or infection.

SECTION 2: Contains items deemed likely to lead to infestation or infection, but where no visible evidence of such was found.

FURTHER INSPECTION: Contains items 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 1 or Section 2.

Thank you for calling Brothers Inspections Services. For any questions regarding this report, please contact our office at (925) 579-2927.

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1. FINDINGS AND RECOMMENDATIONS:

ITEM 1 FINDING: This structure was built without a weep screed. This was common building practice at the time of construction. No outward signs of any damage at this time.

RECOMMENDATION: The owner is advised to have periodic inspections of this area to determine if and when corrective work becomes necessary.
****** This is a Section 2 Item ****** OWNER

ITEM 2 FINDING: The main garage door jambs have been damaged by fungus at the area(s) indicated on the diagram.

RECOMMENDATION: Remove and replace all damaged wood members. If the damage is found to extend into an inaccessible area a supplemental report will be issued with any additional findings, recommendations and bids. Paint to match as close as possible.

NOTE: NO GUARANTEES ARE MADE ON COLOR MATCH.
****** This is a Section 1 Item ****** $ 450.00

ITEM 3 FINDING: The upstairs primary bathroom stall shower was inspected, however it was not water tested due to being over a finished ceiling. No outward signs of leakage noted.

RECOMMENDATION: The owner to keep this shower well sealed and maintained.
****** This is a Section 2 Item ****** OWNER

ITEM 4 FINDING: The second story molding has been damaged by fungus at the area(s) indicated on the diagram.

RECOMMENDATION: Remove and replace all damaged wood members. If the damage is found to extend into an inaccessible area a supplemental report will be issued with any additional findings, recommendations and bids. Paint to match as close as possible.

NOTE: NO GUARANTEES ARE MADE ON COLOR MATCH.
****** This is a Section 1 Item ****** $ 2625.00

ITEM 5 FINDING: Fungus damage was noted to the second story fascia as indicated on the diagram.

RECOMMENDATION: Remove and replace the damaged wood members to correct this condition. Paint to match.
****** This is a Section 1 Item ****** $ 3400.00

ITEM 6 FINDING: The planter box framing has been damaged by fungus at the area(s) indicated on the diagram.

RECOMMENDATION: Remove and replace all damaged wood members. If the damage is found to extend into an inaccessible area a supplemental report will be issued with any additional findings, recommendations and bids. Paint to match as close as possible.

NOTE: NO GUARANTEES ARE MADE ON COLOR MATCH.
****** This is a Section 1 Item ****** $ 4325.00

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1. FINDINGS AND RECOMMENDATIONS:

ITEM 7 FINDING: Fungus damage was noted to the barge rafter(s) as indicated on the diagram.

RECOMMENDATION: Remove and replace the damaged wood members to correct this condition.

NOTE: THIS BID INCLUDES REPLACEMENT OF THE ROOF COVERING IF DISTURBED BY OUR REPAIRS.

NOTE: THE GUARANTEES ON THE ROOF COVERING ARE LIMITED TO THE AREA(S) WHERE THE WORK WAS PERFORMED.
****** This is a Section 1 Item ****** $ 4800.00

ITEM 8 FINDING: Fungus damage was noted to the first story fascia as indicated on the diagram.

RECOMMENDATION: Remove and replace the damaged wood members to correct this condition.

NOTE: THIS BID INCLUDES REPLACEMENT OF THE ROOF COVERING IF DISTURBED BY OUR REPAIRS.

NOTE: THE GUARANTEES ON THE ROOF COVERING ARE LIMITED TO THE AREA(S) WHERE THE WORK WAS PERFORMED.
****** This is a Section 1 Item ****** $ 1200.00

ITEM 9 FINDING: The first story molding has been damaged by fungus at the area(s) indicated on the diagram.

RECOMMENDATION: Remove and replace all damaged wood members. If the damage is found to extend into an inaccessible area a supplemental report will be issued with any additional findings, recommendations and bids. Paint to match as close as possible.

NOTE: NO GUARANTEES ARE MADE ON COLOR MATCH.
****** This is a Section 1 Item ****** $ 2500.00

ITEM 10 FINDING: The shingle molding has been damaged by fungus at the area(s) indicated on the diagram.

RECOMMENDATION: Remove and replace the damaged shingle molding as necessary. The above bid includes repairing the roof covering where disturbed by repairs.
****** This is a Section 1 Item ****** $ 250.00

ITEM 11 FINDING: The soffit has been damaged by fungus at the area(s) indicated on the diagram.

RECOMMENDATION: Remove and replace all damaged wood members. If the damage is found to extend into an inaccessible area a supplemental report will be issued with any additional findings, recommendations and bids. Paint to match as close as possible.

NOTE: NO GUARANTEES ARE MADE ON COLOR MATCH.
****** This is a Section 1 Item ****** $ 450.00

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1. FINDINGS AND RECOMMENDATIONS:

ITEM 12 FINDING: Missing grout was noted to the rear right stall shower tile.

RECOMMENDATION: Reseal the grout in the most practical way.
****** This is a Section 2 Item ****** OWNER

ITEM 13 FINDING: There is insulation that has been installed throughout the crawl space subfloor making much of this framing inaccessible for inspection. No representations are made of the condition of the framing in this area. *We found no adverse conditions that would warrant removal of the insulation at this time.*

RECOMMENDATION: The owner to have periodic inspections of this area.
****** This is a Section 2 Item ****** OWNER

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ITEM 2



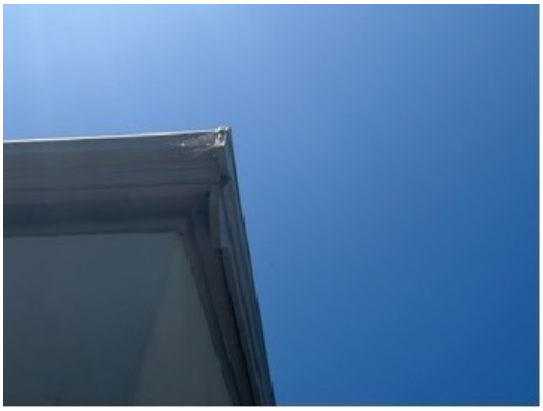
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ITEM 2



ITEM 5



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ITEM 7



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ITEM 6



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ITEM 8, 9



ITEM 8



ITEM 10



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ITEM 8, 9



ITEM 4, 8, 7



ITEM 7, 10



ITEM 7



ITEM 8, 9

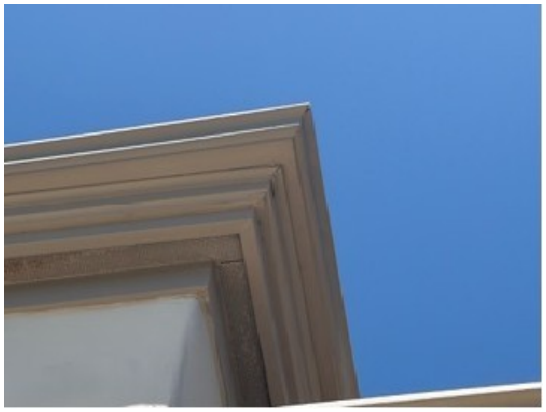


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ITEM 7

