WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

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PRECISION Termite & Carpentry

Precision Termite & Carpentry
PO Box 762
Lemon Grove, CA 91946
Phone: 619-403-8223 Email: precision@precisiontermite.net

Registration # PR8412

Report # 104149

Ordered by:	Property Owner and/or Party of Interest:	Report sent to:
Realty National **Aldo Vides** **909 Grand Ave, Suite 6** **San Diego, CA 92109** **aldo@realtynational.com** **W: 818-730-1433**	**Aldo Vides**	**Realty National** **Aldo Vides** **909 Grand Ave, Suite 6** **San Diego, CA 92109** **aldo@realtynational.com** **W: 818-730-1433**

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

General Description:
One story occupied single family residence, composition roof, slab foundation, attached patio

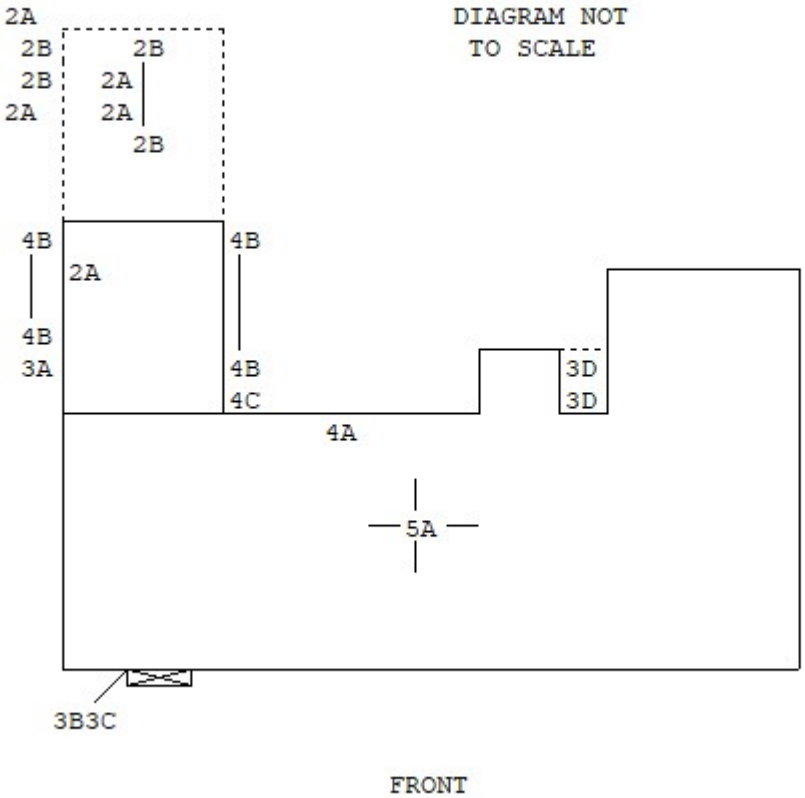
Inspection Tag Posted:
Water Heater

Other Tags Posted:
None

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 [X] Fungus / Dryrot [X] Other Findings [X] Further Inspection [X]

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.



Inspected by: Eric Thompson **State License No.** OPR11568 **Signature** Eric Thompson

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, 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, (800) 737-8188 or www.pestboard.ca.gov.

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THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION 1 AND SECTION 2 CONDITIONS EVIDENT ON THE DATE OF THE INSPECTION.

SECTION 1 CONTAINS ITEMS WHERE THERE IS VISIBLE EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OF INFECTION.

SECTION 2 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 1 OR SECTION 2.

SECTION I:

(2) DRYWOOD TERMITES

2A.

FINDING: Evidence of drywood termites noted in INTERIOR SILL PLATE and PATIO extending into inaccessible areas marked 2A on diagram.

RECOMMENDATION: Vacate the entire structure and fumigate with Vikane(Sulfuryl Fluoride) for the elimination of drywood termites. Chloropicrin(tear gas) will be used as the warning agent. Remove or mask termite evidence in accessible areas. In most cases the property will be required to be vacated for two nights and then cleared on the third day. An Occupants Fumigation Notice, provided by Precision Termite, will need to be signed prior to the fumigation. Two year guarantee.

NOTE: Vegetation/plants will need to be cut back or removed prior to the fumigation. This includes decorative rocks, gravel, ivy, mulch and bark. The fumigation crew will require approximately 12" inches of space between the plants and the house, including cleared ground surfaces, to create a proper seal. All potted plants near the structure will need to be removed. Due to the liability of potentially damaging pots, the fumigation crew will not move them. This is the owner's responsibility to have the premise prepared before the fumigation crew arrives.

NOTE: **Precision Termite will schedule with SDG&E to have the gas TURNED OFF. It is the OWNER'S RESPONSIBILTY to schedule with SDG&E to have the gas TURNED BACK ON. Please make arrangements with SDG&E a head of time to assure the gas is restored on time.**

NOTE: It is imperative that the ELECTRICITY IS ON during the fumigation process. If the electriciy is off when the fumigation crew arrives, then the fumigation will be rescheduled.

2B.

FINDING: Drywood termite damage noted in PATIO JOIST marked 2B on diagram.

RECOMMENDATION: Remove and replace or repair termite damaged wood as deemed necessary. Minor or superficial damage may be repaired using a wood filler. Painting of new material is included in the estimate. There is no paint match guarantee.

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(3) FUNGUS/DRYROT

3A.

FINDING: Fungus damage noted in DOOR marked 3A on diagram.

RECOMMENDATION: Remove door and jambs and install a prehung door unit. The exsisting hardware will be used on the new door. If new door knobs or locks are needed or requested, then the cost of these items will be in addition to the estimate given. No guarantee on matching the exsisting door. The estimate does NOT include any painting or staining of the door and does NOT include interior painting.

3B.

FINDING: Fungus damaged noted in FASCIA marked 3B on diagram.

RECOMMENDATION: Remove damaged wood members and replace with new material. Minor damage may be removed and repaired. If damage extends into inaccessible areas, then a supplemental report will be issued with any new findings, recommendations and costs, if any. Painting of new material (1 coat) is included in the estimate. There is no paint match guarantee.

3C.

FINDING: Fungus damaged noted in RAFTER TAIL marked 3C on diagram.

RECOMMENDATION: Remove damaged wood members and replace with new material. Minor damage may be removed and repaired. If damage extends into inaccessible areas, then a supplemental report will be issued with any new findings, recommendations and costs, if any. Painting of new material (1 coat) is included in the estimate. There is no paint match guarantee.

3D.

FINDING: Fungus damaged noted in FASCIA and ROOF SHEATHING marked 3D on diagram.

RECOMMENDATION: Remove damaged wood members and replace with new material. If damage extends into inaccessible areas, then a supplemental report will be issued with any new findings, recommendations and costs, if any. Painting of new material (1 coat) is included in the estimate. There is no paint match guarantee.

SECTION II:

(4) OTHER FINDINGS

4A.

FINDING: Water damage noted at KITCHEN SINK CABINET BOTTOM marked 4A on diagram. No visible signs of fungus or moisture was noted at the time of the inspection.

RECOMMENDATION: Remove, replace or repair damaged material as deemed necessary. If damage extends into inaccessible areas, then the cost of the repairs will be in addition to the estimate given. No guarantee on matching texture or paint color.

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(4) OTHER FINDINGS

4B.

FINDING: Faulty grade noted 4B on diagram. The exterior concrete is above the foundation level. Water stains noted at the interior paneling.

RECOMMENDATION: Install a drainage system to divert water away from the structure. Owner to contact a licensed professional to perform work.

4C.

FINDING: Water damage / delamination noted at PLYWOOD ROOF SHEATHING marked 4C on diagram. No visible signs of fungus or moisture was noted at the time of the inspection.

RECOMMENDATION: Repair damaged material as deemed necessary. If damage extends into inaccessible areas, then the cost of the repairs will be in addition to the estimate given. No guarantee on matching texture or paint color.

FURTHER INSPECTION:

(5) FURTHER INSPECTION

5A.

FINDING: The ATTIC was inaccessible for inspection due to unsufficient clearance marked 5A on diagram.

RECOMMENDATION: No recommendation. Area is impractical to make accessible for inspection. There are no present or future guarantees, implied or expressed, regarding this inaccessible area.

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WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISISM INSPECTION REPORT.

THIS IS NOT A STRUCTURAL DAMAGE REPORT or a BUILDING INSPECTION REPORT. No opinion is being rendered regarding the structural integrity of the building. A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests or organisms and adverse conditions which lead to the same in VISIBLE AND ACCESSIBLE AREAS on the date of the inspection. The report will also contain our recommendations for correcting any infestations or adverse conditions found. The contents of Wood Destroying Pest & Organism Reports are governed by the Structural Pest Control Act and their rules and regulations. Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report DOES NOT contain information on such defects, if any, as they are not within the scope of the licenses of either this company or its employees.

The Structural Pest Control Act requires inspection of only areas which are VISIBLE and ACCESSIBLE at the time of inspection. Some areas of the structure are recognized by the industry as inaccessible and/or for other reasons 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; subareas where there is less than 12 inches of clear space between the bottom of the floor joists or girders and the unimproved ground area; the interior of hollow walls; spaces between a floor or porch deck and the cieling 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, masonary or finished work; areas concealed by carpeting, furniture, built-in appliances or cabinet work; floors beneath coverings; areas where storage conditions or locks make inspection impracticable; areas beneath wood floors over concrete; second story eaves or patio covers that would require the use of an extension ladder; areas concealed by heavy vegetation.

NOTICE: Floor coverings, furniture, appliances and storage items are not moved during the inspection and windows are not opened. Infestations or infections may be present in these areas without visible and accessible evidence. Precision Termite & Carpentry will recommend further inspection if there is any question about the above noted areas.

NOTICE: No present or future guarantees, implied or expressed, regarding any infestation or infection or adverse condition which may exsist in these inaccessible areas and/or become evident at a later date.

NOTICE: This company will reinspect work done by others within four months of the original inspection. Upon request, the reinspection shall be performed within (10)working days. A charge, if any, can be no greater than the original inspection fee for each inspection. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary.

NOTICE: Precision Termite& Carpentry does NOT guarantee work done by others, recommended or not. Any guarantees must be received from parties performing repairs.

THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A LICENSED ROOFING CONTRACTOR.

NOTICE: The second story eaves are inaccessible at the time of the inspection due to the heights of the structure and are only inspected from the ground level. No opinion can be given as to the conditions in these areas.

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NOTICE: Second story stall showers are inspected but are not water tested. If water stains are evident on the ceiling, recommendations shall be made for further inspection and testing. Ref:Structural Pest Control Rules and Regulations, Sec.8516G. Sunken or below grade showers are not tested due to their construction.

NOTICE: If further damage and/or infestation is found during the course of repairs in previously concealed areas, a supplemental report will be issued with further findings, recommendations and costs, if any.

NOTICE: 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 Precision Termite's bid or you may contract directly with another registered company. This company will not be responsible for any act or omission in the performance of work that you directly contract with another company to perform.

The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure are prepared by various registered companies and should list the same findings. However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.

NOTICE: Molds, sometimes called mildew, are NOT wood destroying organisms. Branch 3 licensees (Termite Inspectors) 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. Our company does not take any responsibility for mold issues. Interested parties desiring more information should contact an appropriate mold professional or industrial hygienist.

NOTICE: This inspection will not include the presence or non-presence of asbestos. This company will not include any findings or render any opinions regarding the presence or non-presence of asbestos in, upon or about the premises.

NOTICE: Newly painted surfaces or repairs in some instances can conceal evidence of damage. This company does not assume any responsibility for hidden defects if a structure has recently been painted or any repair work has been done deliberately or inadvertently that conceals adverse conditions or infections.

GUARANTEE INFORMATION: Unless otherwise stated in this report or on the work authorization contract, we provide the following guarantees on completed work:

-Fumigation: 2 years
-Thermal Heat Treatment: 1 year
-Subterranean Termites: 2 years in areas treated only
-Drywood Termite Local Treatment: 1 year in area treated only
-Repairs: 1 year
-Caulking, grout and sealing of toilets: 90 days

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OCCUPANTS CHEMICAL NOTICE

Precision Termite & Carpentry may use one or more of the following chemical(s) for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

VIKANE(Sulfuryl Fluoride), CHLOROPICRIN(Tear Gas), TIMBOR(Sodium Borates 98%)
TERMIDOR SC(Fipronil), EVERCIDE(Esfenvalerate), PREMISE FOAM

"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 following application you experience symptoms similar to common seasonal illness comparable to the flu, headache, dizziness, nausea, tearing, coughing, nose and throat irritation, or develop shortness of breath, double vision, unusual drowsiness and weakness, or tremors, contact your physician or poison control center and your pest control company immediately.

FOR FURTHER INFORMATION CONTACT ANY ONE OF THE FOLLOWING:

PRECISION TERMITE & CARPENTRY	HEALTH DEPT.	AGRICULTURE DEPT.	POISION CONTROL
(858)442-2764	(619)338-2222	(858)694-2739	(800)876-4766

STRUCTURAL PEST CONTROL BOARD
2005 EVERGREEN STREET STE, 1500 SACRAMENTO CA 95815 (916)561-8704

Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment should contact their physician concerning occupancy during and after chemical treatment.

THE CALIFORNIA MECHANICS LIEN LAW

To the 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 indebtness. This can even 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.