

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO.	STREET, CITY, STATE, ZIP	Date of Inspection	No. of Pages
3914	Aqua Vista Street, Oakland CA 94601	8/11/2025	11

EAST VALLEY TERMITE COMPANY
2273 Fourth Street, Livermore, CA 94550
Tel: (925) 443-6040 or (510) 538-8744
Fax: (925) 443-0147 or (800) 443-5890
Email: eastvalleytermite@sbcglobal.net

Firm Registration No. PR 0236	Report No. 46349	Escrow No.
Ordered By: Berkshire Hathaway 3811 E. Castro Valley Blvd. Castro Valley, CA 94552 Attn: Kathi Townsend 510-537-9800 510-537-9801	Property Owner/Party of Interest Unknown 3914 Aqua Vista Street Oakland, CA 94601	Report Sent To: Berkshire Hathaway 3811 E. Castro Valley Blvd. Castro Valley, CA 94552 Attn: Kathi Townsend 510-537-9800 510-537-9801

COMPLETE REPORT <input checked="" type="checkbox"/>	LIMITED REPORT <input type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
General Description: One story, single family residence with finished attic		Inspection Tag Posted: Subarea	
		Other Tags Posted:	
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 <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>			
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.			

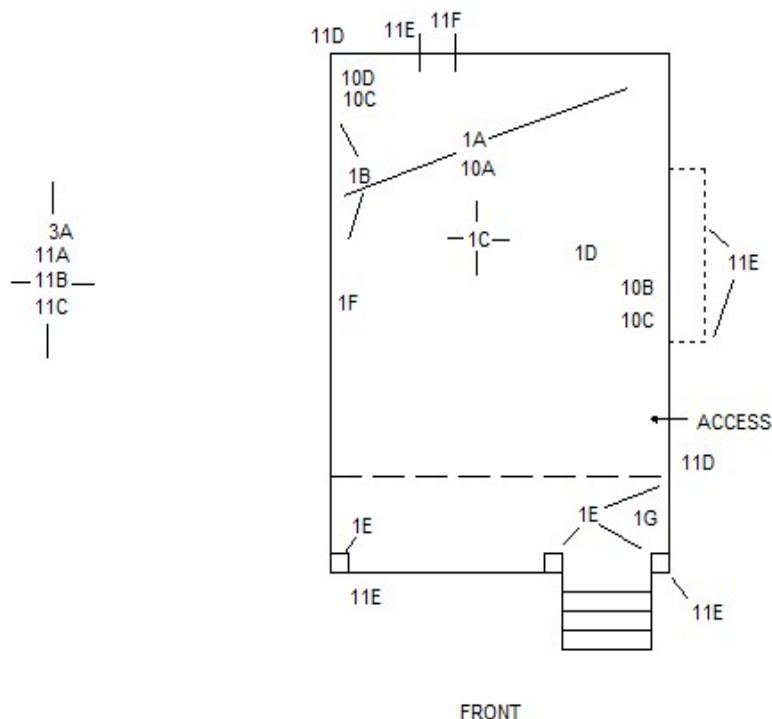


DIAGRAM NOT TO SCALE.
 LOCATION OF ITEMS ARE APPROXIMATE.

Inspected by Will Curtis State License No. OPR 12892 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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NOTE: This report as itemized and diagramed below only covers visible and accessible areas of the structure at the time of this inspection. Areas such as the interior of hollow walls, inaccessible attic areas or portions thereof, spaces between a floor or porch deck and the ceiling or soffit below, stall showers over finished ceilings, buttresses, any and all areas behind or below any appliance installed at the time of inspection because these appliances are not moved during the course of inspection, built-in cabinetry, floors beneath coverings, storage and locked areas and any other areas where inspection is possible only through the tearing out or defacing of finished work are considered to be inaccessible and were not inspected. The reason for this is that such an inspection would be almost prohibitive as far as cost and impractical.

Any exception to the above will be noted in the report following and if necessary the cost will be quoted. No representations are made concerning the roof because we are not roofers but will recommend one if damage is obvious. Any representations or liability regarding plumbing, grouting, caulking, re-setting of toilets and linoleum work is assumed for 30 days from date of inspection. The foregoing type of work is guaranteed for 30 days from date of completion. All other work undertaken by this company is guaranteed for one year from date of completion. Please direct any questions to the undersigned.

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.

NOTE: This inspection does not include roof coverings or gutters.

NOTE: ONLY A LICENSED STRUCTURAL PEST CONTROL FIRM MAY APPLY ANY CHEMICAL FOR TREATMENT OF ANY WOOD DESTROYING ORGANISMS, INCLUDING FUNGICIDES. FOR EXEMPTIONS, SEE SECTION 8555 AND 8556 OF THE BUSINESS AND PROFESSIONS CODE. IF A CONTRACTOR TREATS FOR ACTIVE INFESTATIONS OR INFECTIONS WITHOUT A PROPER LICENSE, THE CONTRACTOR IS TREATING ILLEGALLY.

NOTE: The Structural Pest Control Board requires a new original inspection after four (4) months from original inspection. We cannot perform a re-inspection nor certify a property with any reports over 4 months old.

Note: Reinspection's for repairs done by others must be performed within 4 months only of the original inspection date. If after 4 months has passed from the original inspection and a re-inspection/certification is requested a new original inspection is required per the structural pest control board. East Valley Termite will re-inspect repairs performed by others within 4 months of the original inspection at the charge of \$210.00 if paid at time of reinspection or \$240.00 if invoiced. These charges may increase based on square footage of structure. The re-inspection must be performed within 10 days from request. The inspection is visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be done upon request. Any guarantees must be received from parties performing repairs.

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THE STRUCTURAL PEST CONTROL BOARD ENCOURAGES COMPETITIVE BUSINESS PRACTICES AMONG REGISTERED COMPANIES. 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. THEREFORE, YOU MAY WISH TO SEEK A SECOND OPINION SINCE THERE MAY BE ALTERNATIVE METHODS OF CORRECTING THE FINDINGS LISTED ON THIS REPORT THAT MAY BE LESS COSTLY.

IF PERMIT IS NEEDED, ACCORDING TO CALIFORNIA STATE LAW REQUIRES:

1. The City Building Department requires smoke detectors to be installed and/or existing smoke detector be in proper working order before any building permit issued can be finalized.
2. A spark arrestor needs to be on all chimneys.
3. A Carbon Monoxide detector must be installed and/or existing Carbon Monoxide detector be in proper working order before any building permit issued can be finalized.

If requested, EAST VALLEY TERMITE would install smoke detectors for \$180.00 (each) and Carbon Monoxide detectors for \$180.00 (each).

This inspection is from ground level only. Any area(s) requiring the use of an extension ladder to inspect, are considered inaccessible. We will quote the cost of further inspection by returning to the property with an extension ladder in order to probe these areas, if requested by the interested parties.

Note: Depending on the age of the structure, replacement material may not be available in the same dimension or quality and a substitute material will be used. If interested parties desire custom materials and/or lumber milled to match, there will be an additional charge.

This property was not inspected for the presence or absence of health molds or fungi. By California law, East Valley Termite Company is neither qualified, authorized nor licensed to inspect for health-related molds or fungi. If you desire information about the presence or absence of health-related molds, you should contact a certified industrial hygienist.

ASBESTOS**IMPORTANT NOTE FOR ALL PARTIES REGARDING THIS PROPERTY**
NOTICE TO CUSTOMERS AND BUYERS HAVING REPAIRS DONE - SOME RESIDENTIAL STRUCTURES ARE CONSTRUCTED WITH MATERIAL THAT MAY CONTAIN MATERIAL MANUFACTURED WITH ASBESTOS. OUR COMPANY IS NOT QUALIFIED OR CERTIFIED TO IDENTIFY THESE MATERIALS. IF THE OWNER OR INTERESTED PARTIES ARE AWARE OF, INTERESTED IN, OR CONCERNED ABOUT THIS CONDITION, THEY SHOULD CONTACT THE APPROPRIATE AGENCIES THAT ARE QUALIFIED OR CERTIFIED IN THIS FIELD.

"WARNING: Areas of wood being repaired by this company to residences contain a chemical known to the State of California to cause birth defects or other reproductive harm. Drilling, sawing, sanding or machining wood products generates wood dust, a substance known to the State of California to cause cancer."

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NOTE: WARNING: Repairs by this company to residences built before 1978 may disturb materials containing lead-based paint and may release debris or dust containing lead. Lead is a chemical known to the State of California to cause cancer and birth defects or other reproductive harm. (This notice is provided in compliance with California's Proposition 65. For further information, contact your health care provider or an industrial hygienist. A licensed pest control inspector is not an expert in lead, lead-based paint or exposure to lead. This report is not intended to identify the presence or absence of lead or lead-based paint in the building inspected. Whether lead-based paint is present can be determined only by a certified lead inspector. For a list of certified lead inspectors, call the California Department of Health Services Lead-Related Construction Information Line at 800-597-5323 or 510-869-3953.)

A SEPARATED REPORT HAS BEEN REQUESTED AND IT IS DEFINED AS:
SECTION 1 AND SECTION 2 CONDITIONS EVIDENT ON THE DATE OF THIS INSPECTION

SECTION 1 - INFESTATIONS, INFECTIONS AND/OR RELATED CONDITIONS THE ITEMS LISTED BELOW CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION FOUND ON THE DATE OF INSPECTION.

SECTION 2 - ADVERSE CONDITIONS WHERE NO INFESTATION OR INFECTIONS WERE NOTED AT THIS TIME THE ITEMS LISTED BELOW CONTAINS CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND ON THE DATE OF INSPECTION. 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 I OR SECTION II.

Substructure Areas:

- ITEM 1A Subarea clearance is minimal between the wood members and soil at the area indicated on the diagram.
REC: If interested parties desire further inspection, we will return to the property after soil has been lowered and inspect this area. This will be done upon request and at an additional charge. We will issue a Supplemental report with the findings, recommendations and additional costs, if any.
***** Unknown Further Inspection Recommended *****
- ITEM 1B The mudsill is fungus damaged.
REC: Remove the damaged wood members and replace with new material as necessary.
NOTE: THIS REPAIR WILL BE ATTEMPTED FROM BLOW, IF THIS REPAIR CANNOT BE COMPLETED IN THIS MANNER OR IF DAMAGE EXTENDS INTO ANY ADJACENT AREA, A SUPPLEMENTAL REPORT WILL BE ISSUED STATING FINDINGS, RECOMMENDATIONS AND ADDITIONAL COST.
***** This is a Section 1 Item *****
- ITEM 1C There is excessive fungus infected cellulose debris noted on sub-area soil.
REC: Remove and dispose of cellulose debris.
***** This is a Section 1 Item *****

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Substructure Areas:

- ITEM 1D Insulation has been installed beneath the sub-floor. As a result, much of the framing is inaccessible to inspection and no representation are made concerning its condition. If interested parties desire additional information, owner should have an appropriate contractor to remove insulation to allow for further inspection.
***** Information Item *****
- ITEM 1E Fungus damage was found below the front porch at the area indicated on the diagram.
REC: Remove the damaged wood members and replace with new material as necessary.
NOTE: THIS REPAIR WILL BE ATTEMPTED FROM BELOW IF THIS REPAIR CANNOT BE COMPLETED IN THIS MANNER OR IF DAMAGE EXTENDS INTO ANY ADJACENT AREA, A SUPPLEMENTAL REPORT WILL BE ISSUED STATING FINDINGS, RECOMMENDATIONS AND ADDITIONAL COST.
***** This is a Section 1 Item *****
- ITEM 1F Evidence of past subterranean termite activity was noted at this property. No current activity was detected to warrant any chemical treating in our opinion. We do not guarantee this property against a subterranean termite infestation.
***** Information Item *****
- ITEM 1G Surface fungus was found on the substructure framing at the area indicated on the diagram.
REC: Wire brush the infected area and chemically treat the fungus with Tim-Bor to inhibit further infection. (This chemical application requires a licensed applicator.)
***** This is a Section 1 Item *****

Foundations:

- ITEM 3A We offer no opinions regarding the structural integrity of the buildings foundation. Any opinions and/or recommendations should be sought from an appropriate trade person in that field.
***** Information Item *****

Other - Interiors:

- ITEM 10A The upstairs ceiling and walls are sagging with stains noted.
REC: If interested parties desire further inspection, we will return to the property after area has been made accessible and inspect this area. This will be done upon request and at an additional charge. We will issue a Supplemental report with the findings, recommendations and additional costs, if any.
***** Unknown Further Inspection Recommended *****
- ITEM 10B The right side stall shower bathroom window(s) are recessed into the shower area.
REC: We suggest that the owner apply caulking as needed and/or install a plastic window curtain to help keep the window area as dry as possible during shower use.
***** This is a Section 2 Item *****
- ITEM 10C The shower enclosures leak at the base.
REC: Owner to engage an appropriate trade person to make needed repairs.
***** This is a Section 2 Item *****

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Other - Interiors:

ITEM 10D The rear vanity is deteriorated.

REC: The owner should keep this area well sealed and maintained as a matter of general home maintenance.

***** This is a Section 2 Item *****

Other - Exteriors:

ITEM 11A This inspection is from ground level only. Any area(s) requiring the use of an extension ladder to inspect, are considered inaccessible. We will quote the cost of further inspection by returning to the property with an extension ladder in order to probe these areas, if requested by the interested parties.

***** Information Item *****

ITEM 11B Repairs have been undertaken for this property by others. We found no visible infections or infestations in these areas however, we do not guarantee the quality of workmanship or materials used nor do we make any representations concerning the conditions of the internal framing because it is inaccessible to inspection.

***** Information Item *****

ITEM 11C The interior and/or exterior of this structure appears to have been recently painted by others. East Valley Termite assumes no responsibility for any conditions which may have been concealed by the fresh paint.

***** Information Item *****

ITEM 11D The window and house trims at the area indicated on the diagram are fungus damaged.
REC: Remove damaged wood members and replace with new materials as necessary to eliminate fungus infection.

NOTE: IF DAMAGE EXTENDS INTO ANY ADJACENT AREA, A SUPPLEMENTAL REPORT WILL BE ISSUED WITH OUR FINDINGS, RECOMMENDATIONS AND ADDITIONAL COSTS.

***** This is a Section 1 Item *****

ITEM 11E The wood member(s) of roof eaves is fungus damaged at the areas indicated on the diagram.
REC: Remove damaged wood members and replace with new materials as necessary to eliminate fungus infection. One coat primer only. No painting included. Our job quotation for this item does not include patching the disturbed areas of the roof covering/gutters or re-installing gutters removed to facilitate repairs, if any.

NOTE: UPON COMPLETION OF WOOD REPAIR, OWNER TO ENGAGE A LICENSED ROOFER/GUTTER FIRM TO REPAIR OR REPLACE DISTURBED ROOF COVERING OR GUTTERS, IF ANY.

NOTE: IF DAMAGE EXTENDS BEYOND ADJACENT AREAS, A SUPPLEMENTAL REPORT WILL BE ISSUED STATING FINDINGS, RECOMMENDATIONS AND ADDITIONAL COST.

***** This is a Section 1 Item *****

ITEM 11F The rear door is delaminating at the bottom.

REC: The owner should keep this area well sealed and maintained as a matter of general home maintenance.

***** This is a Section 2 Item *****

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NOTE: It is hereby understood and agreed that in any action or proceeding involving a dispute between any party to this contract, arising out of the execution of this agreement, or any work to be performed under the contract, that the prevailing party shall be entitled to receive from the other party, all attorney's fees and costs incurred in the defense of the dispute.

SPECIAL NOTE: Wallpapering or painting of the interior or exterior is not included in our quotation, except as mentioned above. If, during the normal course of outlined repairs, defective plumbing, pipes, seating flanges, cracked toilets or tanks are found, we reserve the right to make additional charges for repairs needed. If, additional work is required by the local building codes which is not included in the scope of our report, an additional charge will be made. The above item(s) may require a building permit from your City/County. If you plan to perform your own repairs, check with your City/County first.

I/We have read and understand and received a copy of this Structural Pest Control report and also accept the improvements without inspection of inaccessible areas.

SIGNED _____ SEE ENCLOSED WORK AUTHORIZATION AND
WARRANTY FOR QUOTATION.

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OCCUPANTS CHEMICAL NOTICE

East Valley Termite Company will use one or more of the pesticide chemical(s) or specified below for the control of wood destroying pests or organisms in locations identified in this Structural Pest Control report.

(1) The pest(s) to be controlled:

___ SUBTERRANEAN TERMITES ___ **X** FUNGUS or DRY ROT
___ BEETLES ___ DRY-WOOD TERMITES ___ OTHER _____

(2) The pesticide(s) proposed to be used and the active ingredient(s).

- X** 1. TIM-BOR: Active ingredients: Disodium Octaborate Tetrahydrate
(Na₂ B₈O₁₃.4H₂O) - 98% - Inert ingredients: 2%
- ___ 2. PREMISE FOAM: Active ingredients: Imidacloprid 0.05%
- ___ 3. TERMIDOR SC: Active ingredients: Fipronil: 5-Amino-(2,6-Dichloro-4
(Trifluormethyl) Phenyl)-4-((1,R,S)-Trifluoromethyl)Sulfinyl)
1-H-Pyrazole-3-Carbonitrile---9.1%
- ___ 4. VIKANE: SULFURYL FLOURIDE - 99.8%, Chloropicrin 0.5%
- ___ 5. TERMIDOR HE: Active ingredients: Fipronil 8.73%
- ___ 6. TERMIDOR DRY: Active ingredients: Filpronil 5-amino-1,1--H-pyrazole-3-carbonitrile---0.5%
- ___ 7. TERMIDOR FOAM: Active ingredients: Fipronil 0.05%
- ___ 8. PREMISE 75: Imidacloprid, 1-(Chloro-3-pyridinyl) methyl-N-nitro-2-imidazolldinimine 75%

(3) "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, contact your physician or poison control center (800) 876-4766 and your pest control company immediately." (This statement shall be modified to include any other symptoms of over exposure which are not typical of influenza.)" "If within 24 hours you experience symptoms of dizziness, headache, nausea, reduced awareness, slowed movement, garbled speech or difficulty in breathing. Leave the structure immediately and seek medical attention by contacting your physician or poison control center (see below) and notify your pest control company. The warning agent, chloropicrin, can cause symptoms of tearing, respiratory distress and vomiting. Entry into the space during fumigation can be fatal.

For further information, contact any of the following: For health questions - the County Health Department (see below); for application information - the County Agricultural Commissioner (see below); and for regulatory information contact the Structural Pest Control Board (see below).

East Valley Termite Company (Pest Control Company).....(925)443-6040
Alameda County Health Department (510) 567-6800
Alameda County Agriculture Commissioner (510) 670-5232
Contra Costa County Agriculture Commissioner (925) 608-6600
Contra Costa Health Commissioner (925) 313-6710
Poison Control Center (800) 222-1222
Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, CA 95825-3204 (800)737-8188

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 prior to signing this NOTICE.

I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

OWNER/OCCUPANT

DATE

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1A



1C



1B



1C



1B



1E



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1F



1E



1G



1E



11D



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11E



11E



11E



11E

