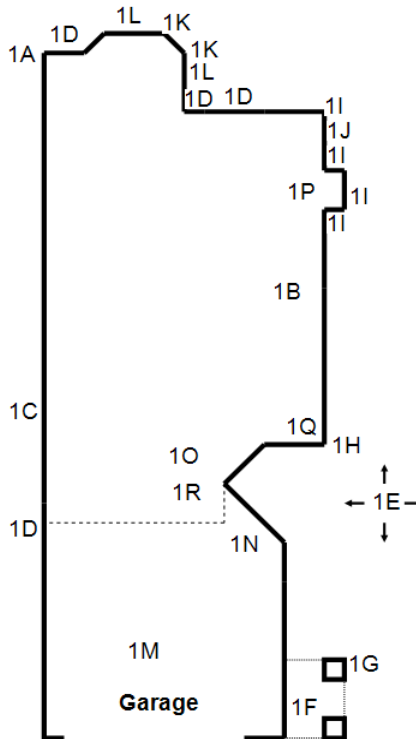


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 2420 Canyon Lakes Dr., San Ramon, CA 94582		Date of Inspection 03/07/2024	Number of Pages 8
Termite Inspection Experts Inc 1749 Luna Bella Ln. Manteca CA 95337 Phone: (925) 487-9153 Fax: (209) 823-2716		Report # W14273	
		Lic. Registration # PR 8097	
		Escrow #	
Ordered by: COMPASS Mr. Paul Zuvella 630 San Ramon Valley Blvd. Danville, CA 94526	Property Owner and/or Party of Interest: Mr. Harry Blesi 2420 Canyon Lakes Dr. San Ramon, CA 94582	Report Sent to: COMPASS Mr. Paul Zuvella 630 San Ramon Valley Blvd. Danville, CA 94526	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: 2 Story single family dwelling with wood siding on exterior surface.		Inspection Tag Posted: Garage	
		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 <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 the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.			



This Diagram is not to scale

Inspected by: Fernando Herrera State License No. OPR12550 Signature *Fernando Herrera*

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, Ste. 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 the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 2420 Canyon Lakes Dr., San Ramon, CA 94582

03/07/2024

W14273

Date

Report #

What is a Wood Destroying Pest and Organism Inspection Report?

The following explains the scope and limitations of a structural pest control inspection and a Wood Destroying Pest & Organism Inspection Report.

A Wood Destroying Pest & Organism Inspection Report contains finding as to the presence or absence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These 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, spaces between a floor or porch deck and the ceiling below, areas where there is no access without defacing or tearing out lumber, masonry or finished work that make inspection impractical, and areas or timbers around eaves that would require use of an extension ladder.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (l). Amended effective March 1, 1974. Stall shower, if any, are water tested in compliance with Section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

"This company will reinspect repairs done by others 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."

NOTE: We do not certify plumbing, plumbing fixtures, etc.

NOTE: "The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contract a roofing contractor who is licensed by the Contractor's State License Board."

"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 Termite Inspection Experts Inc's bid or you may contract directly with another registered company licensed to perform the work.

If you choose to contract directly with another registered company, Termite Inspection Experts Inc will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform."

"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 a right to seek a second opinion from another company."

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

"Local treatment is not intended to be an entire structure treatment method. If infestations or wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated."

Address 2420 Canyon Lakes Dr., San Ramon, CA 94582

03/07/2024

W14273

Date

Report #

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.

FINDINGS AND RECOMMENDATIONS

A:

- 1A (Section I)
FINDINGS: Fungus damage was found in the barge rafter at the area as indicated on the diagram.
RECOMMENDATION: Cut out damaged wood as necessary and replace it with new material. We will attempt to match existing paint and type of wood , however we can not guarantee it.
- 1B (Section I)
FINDINGS: Fungus infected cellulose debris noted at time of inspection in subarea.
RECOMMENDATION: Clean-out all accessible cellulose debris and remove from premises.
- 1C (Section I)
FINDINGS: The roof eave and/or frame at the area as indicated on the diagram is fungus damaged.
RECOMMENDATION: Remove roof covering as necessary, cut out damaged wood and replace it with new material. We will attempt to match existing roof covering and paint, however we can not guarantee it. If roof covering is made of concrete tiles, existing tiles will be reinstalled.
- 1D (Section I)
FINDINGS: The siding at the area as indicated on the diagram is fungus damaged.
RECOMMENDATION: Cut out damaged siding as necessary and replace it with new material. We will attempt to match existing siding and paint, however we ca not guarantee it.
- 1E (Section II)
FINDINGS: The gutter and/or downspout at the area as indicated on the diagram appears to be leaking.
RECOMMENDATION: Owner to contact the proper tradesman for repairs.
- 1F (Section I)
FINDINGS: The door at the area as indicated on the diagram is fungus/moisture damaged.
RECOMMENDATION: Remove damaged door and replace it with a new prehung door of a similar quality, prime and paint the exterior only.
- 1G (Section I)
FINDINGS: Fungus damage was found in the fascia board at the area as indicated on the diagram.
RECOMMENDATION: Cut out damaged wood as necessary and replace it with new material. We will attempt to match existing paint and type of wood , however we can not guarantee it.
- 1H (Section I)
FINDINGS: Fungus damage was found in the corner trim board at the area as indicated on the diagram.
RECOMMENDATION: Cut out damaged wood as necessary and replace it with new material. We will attempt to match existing paint and type of wood , however we can not guarantee it.

Address 2420 Canyon Lakes Dr., San Ramon, CA 94582

03/07/2024

W14273

Date

Report #

- Findings and Recommendations continued from previous page -

- 1I (Section I)
FINDINGS: Fungus damage was found throughout the chimney chase at the area as indicated on the diagram.
RECOMMENDATION: Cut out fungus damaged wood and replace it with new material. We will attempt to match existing paint and type of wood, however we can not guarantee it.
- 1J (Section I)
FINDINGS: Fungus damage was found in the window trim board at the area as indicated on the diagram.
RECOMMENDATION: Cut out fungus damaged wood and replace it with new material. We will attempt to match existing paint and type of wood, however we can not guarantee it.
- 1K (Section I)
FINDINGS: Fungus damage was found in the first and second floor window trim board at the area as indicated on the diagram.
RECOMMENDATION: Cut out fungus damaged wood and replace it with new material. We will attempt to match existing paint and type of wood, however we can not guarantee it.
- 1L (Further Inspection)
FINDINGS: The area as indicated on the diagram is inaccessible for inspection due to vegetation preventing inspection.
RECOMMENDATION: Owner to make this area accessible for further inspection.
- 1M (Further Inspection)
FINDINGS: Some areas in the garage were inaccessible for inspection due to storage or other condition preventing inspection.
RECOMMENDATION: Owner to make the perimeter of garage accessible for further inspection.
- 1N (Section II)
FINDINGS: A plumbing leak was found on the water heater inlet as indicated in the diagram.
RECOMMENDATION: Repair plumbing leak to eliminate excessive moisture condition.
- 1O (Section II)
FINDINGS: The upstairs hall bathroom toilet is loose.
RECOMMENDATION: Remove and re-set toilet on a new wax ring.
Note: This quote doesn't include replacing the drain flange, should it become necessary during the course of repair, we will issue a supplemental report with a quote to do so.
- 1P (Section II)
FINDINGS: Missing grout was found in the master bathroom shower.
RECOMMENDATION: Owner to contact the proper tradesman to regrout shower.
- 1Q (Section I)
FINDINGS: Surface fungus was found on subarea frame at the area as indicated on the diagram.
RECOMMENDATION: Scrape and chemically treat fungus condition with NISUS (Timbor Disodium Octaborate Tetrahydrate). Chemical treatments must be done by a license Chemical Applicator.

- Findings and Recommendations continued on next page -

Address 2420 Canyon Lakes Dr., San Ramon, CA 94582

03/07/2024

W14273

Date

Report #

- Findings and Recommendations continued from previous page -

1R (Section I)
FINDINGS: Fungus damage was found in the subfloor around the 1/2 bathroom toilet at the area as indicated on the diagram.
RECOMMENDATION: Remove hardwood floor as necessary, cut out damaged wood and replace it with new material.
Note: No painting is included in this estimate. Owner to contact the proper tradesman to repair the hardwood floor upon completion of our repairs.

NOTE: IF DURING THE COURSE OF REPAIRS FOR ANY OF THE ITEMS MENTIONED ABOVE ADDITIONAL FUNGUS DAMAGE, TERMITES OR BEETLE INFESTATION IS FOUND, A SUPPLEMENTAL REPORT WILL BE ISSUED DETAILING FINDINGS AND ADDITIONAL COSTS.

NOTE: We will not make note of any cosmetic damage in this report, If any exists a quote will be provided upon request to fix them..

NOTE: The laundry room baseboard is starting to show signs of deterioration, owner should keep this area (s) well sealed.

NOTE: The master bathroom left sink plumbing was disconnected at the time of inspection.

NOTE: The showers are built over a finished ceiling. Showers were water tested on the unplugged base as recommended by the structural Pest Control Board. No water stains were evident on the ceiling below at the time of inspection.

NOTE: The subarea ground is damp/muddy. It is beyond the scope of our inspection to determine the source of moisture or possible effects upon the structure. We advice consulting the appropriate specialist for comments and recommendations.

NOTE: The subfloor is insulated, it makes most of the frame in subarea inaccessible for inspection. We will not take any resposability for any type of damage concealed by insulation. Some of the insulation was loose and/or damaged.

SIXTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 2420 Canyon Lakes Dr., San Ramon, CA 94582

03/07/2024

W14273

Date

Report #

In accordance with the laws and regulation of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"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." "For further information, contact any of the following:

For further information, contact any of the following:

Termite Inspection Experts Inc (925) 487-9153

Poison Control Center (800) 523-2222

(Health Questions) County Health Dept.

Alameda County (510) 267-8000

Contra Costa County (925) 313-6710

San Joaquin County (209) 463-3420

Stanislaus County (209) 558-7000

Solano County (707) 784-8600

Santa Clara County (408)792-5040

Calaveras County (209)754-6460

Sacramento county (916)875-5471

Napa County (707)253-4270

Merced County (209)710-6085

(Application Info.) County Agriculture Commission

Alameda County (510) 670-5232

Contra Costa County (925) 646-5250

San Joaquin County (209) 463-3300

Stanislaus County (209) 525-4730

Solano County (707) 784-1310

Santa Clara County (408)918-4600

Calaveras County (209)754-6372

Sacramento County (916)875-6603

Napa County (707) 253-4357

Merced County (209)385-7431

Structural Pest Control Board (Regulatory Info.) (916) 561-8704

2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815

TERMITE AND FUNGUS CONTROL CHEMICALS

Tim-bor (EPA Reg. No. 1624-39)

Active Ingredients: Disodium Octaborate Tetrahydrate 98%

NOTICE TO 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 indebtedness. This can 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.

NOTE: If the Home Owner fails to pay billing in full, <TERMITE INSPECTION EXPERTS INC.> will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, you will be responsible for all the cost of collecting.

SEVENTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 2420 Canyon Lakes Dr., San Ramon, CA 94582

03/07/2024

W14273

Date

Report #

Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
1A	<input type="checkbox"/>	\$295.00	I
1B	<input type="checkbox"/>	\$225.00	I
1C	<input type="checkbox"/>	\$675.00	I
1D	<input type="checkbox"/>	\$1,495.00	I
1F	<input type="checkbox"/>	\$750.00	I
1G	<input type="checkbox"/>	\$195.00	I
1H	<input type="checkbox"/>	Included in Contract	I
1I	<input type="checkbox"/>	\$4,850.00	I
1J	<input type="checkbox"/>	\$225.00	I
1K	<input type="checkbox"/>	\$795.00	I
1L		Call for Estimate	Further Insp.
1M		Call for Estimate	Further Insp.
1N		Bid Upon Request	II
1O		Bid Upon Request	II
1Q	<input type="checkbox"/>	\$500.00	I
1R		Bid Upon Request	I

Complete all of the items quoted above with Primary Estimate.

Total Estimate \$10,005.00

Complete only the above Items checked.

Total \$ _____

Address 2420 Canyon Lakes Dr., San Ramon, CA 94582

03/07/2024

W14273

Date

Report #

Findings and Recommendations NOT estimated by this Company:

Owner or Authorized Representative shall contract others for completion of these items.

Items: 1E, 1P

*I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.
Termite Inspection Experts Inc is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:*

Payment shall be made as follows: With close of Escrow \$ _____ Deposit \$ _____ on Completion

Escrow Number: _____ Escrow Company: _____ Escrow Officer: _____

Phone () _____ - _____ Email: _____ Address: _____

Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____

Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____

