

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. <b>6712</b>	STREET, CITY, STATE, ZIP <b>Birch Ct, Dublin CA 94568</b>	Date of Inspection <b>6/12/2024</b>	No. of Pages <b>14</b>
 <div style="display: inline-block; vertical-align: middle; margin-left: 20px;"> <p><b>2450 Armstrong Street</b>  <b>Livermore, CA 94551</b>  <b>Tel: (925) 724-9433</b>  <b>Email: bros.reports@gmail.com</b>  <b>www.brothersinspections.com</b></p> </div>			
Firm Registration No. <b>PR 7778</b>	Report No. <b>21640</b>	Escrow No.	
Ordered By: RE/MAX ACCORD 313 SYCAMORE VALLEY RD W DANVILLE, CA 94526 Attn: John Manos (925) 699-864	Property Owner/Party of Interest Owner of Record 6712 Birch Ct Dublin, CA 94568	Report Sent To: RE/MAX ACCORD 313 SYCAMORE VALLEY RD W DANVILLE, CA 94526 Attn: John Manos (925) 699-864	
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 dwelling stucco exterior		Inspection Tag Posted: 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 <input checked="" type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input 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.			

NOTE: DIAGRAM IS DISPLAYED ON PAGE 2

Inspected by Michael George State License No. OPR 13029 Signature 

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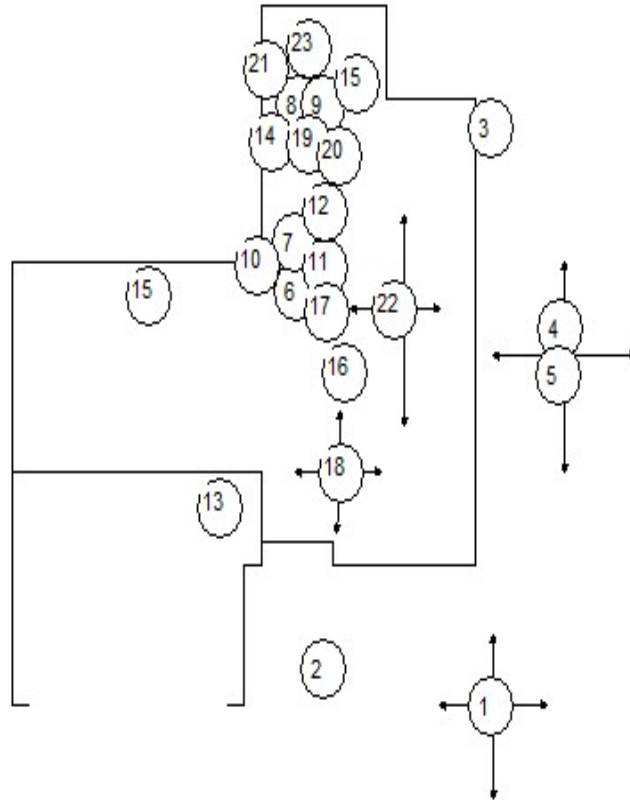
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THIS IS A STRUCTURAL PEST CONTROL REPORT: NOT A BUILDING INSPECTION REPORT THEREFORE NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THIS BUILDING

### 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 areas mentioned above and similar enclosed conditions. These areas are excluded from this report. Also, detached wooden fences, garden trellises, and similar detached appendages are not part of this report. This inspection covers the structure indicated on the diagram.

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

**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 CONTRACTOR'S STATE LICENSE BOARD.**

This property was not inspected for the absence of health related molds or fungi. By California law we are neither qualified or 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 an industrial hygienist.

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 area makes these areas inaccessible to inspect.

**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.**

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

Thank you for calling Brothers Inspections Services. For any questions regarding this report, please contact our office at (925) 724-9433

**NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS COMPANIES SHOULD LIST THE**

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**SAME FINDINGS (I.E. TERMITE INFESTATION, TERMITE 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.**

#### 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 imbedded 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) 724-9433

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. Building department may require installation of smoke/heat detectors as a condition of 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 are 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 to another licensed company may include the companies 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 responsible for controlling such damage. If the additional work is within the scope of this companies operation a cost will be provided with the supplemental report.

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 1/2% 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 use 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 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. A preliminary notice is not a lien against the property. It's purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

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This is a seperated 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.

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**1. FINDINGS AND RECOMMENDATIONS:**

ITEM 1 FINDING: The exterior wood members are weathered and in need of paint.

RECOMMENDATION: The owner should have these areas well sealed and painted as general home maintenance.

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

ITEM 2 FINDING: Evidence of past or present roof leakage was observed.

RECOMMENDATION: The owner is advised to contact a licensed roofing contractor and make any revisions deemed necessary.

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

ITEM 3 FINDING: Fungus damage was noted to the sheathing as indicated on the diagram.

RECOMMENDATION: Remove and replace the damaged wood members to correct this condition. This bid includes replacement of the roof covering if disturbed by our repairs. The guarantees on the roof covering are limited to the areas where the work was performed.

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

ITEM 4 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 \*\*\*\*\*

ITEM 5 FINDING: Noted minor exterior stucco cracks at the walls. No outward signs of moisture intrusion noted.

RECOMMENDATION: The owner should keep these cracks well sealed and maintained as general home maintenance.

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

ITEM 6 FINDING: The hall bathtub is rusted and the drain line is leaking.

RECOMMENDATION: The owner should contact a plumbing contractor to inspect and make necessary repairs.

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

ITEM 7 FINDING: The guest bathroom floor is fungus damaged adjacent to the shower.

RECOMMENDATION: Remove the toilet and open the floor to repair the damaged underlayment as required. Install new underlayment. Install new standard grade, neutral colored vinyl floor covering over the bathroom floor area. Reinstall the existing toilet using a new no-seep toilet seal.

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

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**1. FINDINGS AND RECOMMENDATIONS:**

- ITEM 8 FINDING: The primary bathroom floor is fungus damaged adjacent to the shower.
- RECOMMENDATION: Remove the toilet and open the floor to repair the damaged underlayment as required. Install new underlayment. Install new standard grade, neutral colored vinyl floor covering over the bathroom floor area. Reinstall the existing toilet using a new no-seep toilet seal.
- \*\*\*\*\* This is a Section 1 Item \*\*\*\*\*
- ITEM 9 FINDING: The toilet in the primary bathroom is loose.
- RECOMMENDATION: Remove the toilet and replace the wax seal with new. Reset toilet.
- \*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 10 FINDING: Noted loose tiles at the shower wall in the guest bathroom.
- RECOMMENDATION: The owner is advised to keep these shower walls well sealed and maintained. Upon request we will further inspect the backing to insure no damage has been caused to the membrane.
- \*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 11 FINDING: Noted loose grout at the tile shower walls at the guest bathroom.
- RECOMMENDATION: The owner should keep these walls well sealed and maintained.
- \*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 12 FINDING: The glass enclosure in the guest bathroom is cracked.
- RECOMMENDATION: Remove and replace this shower enclosure.
- \*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 13 FINDING: Noted a plumbing leak at the garage sink.
- RECOMMENDATION: The owner should contact a plumbing contractor to inspect and make necessary repairs.
- NOT: THE SINK BASIN WALL WAS NEEDS TO BE REPLACED BECAUSE IT IS CRACKED.
- \*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 14 FINDING: Noted a plumbing leak at the at the primary shower valve.
- RECOMMENDATION: The owner should contact a plumbing contractor to inspect and make necessary repairs.
- \*\*\*\*\* This is a Section 2 Item \*\*\*\*\*

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**1. FINDINGS AND RECOMMENDATIONS:**

- ITEM 15 FINDING: The plywood has been damaged by fungus adjacent to the slider door.
- 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 additional findings recommendations and bids. Paint to match as close as possible. No guarantees are made on color match.
- \*\*\*\*\* This is a Section 1 Item \*\*\*\*\*
- ITEM 16 FINDING: Noted a plumbing leak at the cleanout drain cap.
- RECOMMENDATION: The owner should contact a plumbing contractor to inspect and make necessary repairs.
- \*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 17 FINDING: Noted a plumbing leak at the ABS drain below the hall bathroom.
- RECOMMENDATION: The owner should contact a plumbing contractor to inspect and make necessary repairs.
- \*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 18 FINDING: The plumbing supply lines lines show signs of corrosion and/or leakage.
- RECOMMENDATION: The owner should contact a plumbing contractor to inspect and make necessary repairs.
- \*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 19 FINDING: Noted a plumbing leak at the stall shower drain at the primary.
- RECOMMENDATION: The owner should contact a plumbing contractor to inspect and make necessary repairs.
- \*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 20 FINDING: Cellulose debris (wood, paper products) with evidence of fungus was noted in the subarea.
- RECOMMENDATION: Remove the cellulose debris of a rakeable size.
- \*\*\*\*\* This is a Section 1 Item \*\*\*\*\*
- ITEM 21 FINDING: Noted a plumbing leak at the stall shower drain at the guest bathroom.
- RECOMMENDATION: The owner should contact a plumbing contractor to inspect and make necessary repairs.
- \*\*\*\*\* This is a Section 2 Item \*\*\*\*\*
- ITEM 22 FINDING: The soil was damp/wet at the time of the inspection.
- RECOMMENDATION: The owner should have periodic inspections of this area. If additional information is requested an appropriate trades person should be contacted.
- \*\*\*\*\* This is a Section 2 Item \*\*\*\*\*



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**1. FINDINGS AND RECOMMENDATIONS:**

ITEM 23 FINDING: Subterranean termites are noted in the subarea soil.

RECOMMENDATION: Knock down the tubes and treat the subarea soil with (TERMI DOR) for the control of this termite. This chemical will be applied per label instructions. This must be performed by a licensed chemical applicator.

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

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OCCUPANTS CHEMICAL NOTICE

Brothers Inspections Services will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

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

- X SUBTERRANEAN TERMITES DRYWOODS FUNGUS BEETLES

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

- A. VIKANE GAS: Active ingredient:Sulfuryl Fluoride. Lethel gas (POISON)
B. CHLOROPICRIN: Used as warning agent with Vikane Gas Fumigant.
C. FUMITOXIN: Active ingredient: Aluminum Phosphide
X D. TERMIDOR HE: Active ingredients: Fipronil:5-amino-1-(2,6-dichloro-4(triflouromethyl)phenyl)-4-((1,R,S)-(trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile....8.73%
E. TENGARD: Active ingredients: Permethrin
F. TIMBOR: Active ingredients: (Disodium Octoborate Terahydrate)
G. INVADER HPX: Active ingredients: 2-(1Methylethorxy) Phenyl Methylcarbamate

(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 U.S. 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 any of the following symptoms, contact your physician or poison control center and your pest control company immediately."

---- Nausea, vomiting, diarrhea, skin irritation, abdominal cramps, eye irritation, ringing in ears, excitability, difficulty breathing, lung irritation, respiratory irritation, pulmonary edema, fatigue, chest pain, dizziness, unconsciousness cyanosis, central nervous system effects.

---- Nausea, vomiting, diarrhea, skin irritation, nose & throat irritation, sweating, abdominal cramps, headache, eye irritation, excitability, shortness of breath, drowsiness, involuntary shaking, abdominal cramps, irritability, blurred vision.

For further information, contact any of the following:
Brothers Inspections Services.... (925) 724-9433
Alameda County Health Department.... (510) 567-6577
Contra Costa Health Department....(925) 370-5000

Poison Control Center .....(800) 876-4766
Structural Pest Control Board.....(916) 561-8700
2005 Evergreen Street, Suite #1500 Sacramento, CA 95815

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.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFFOREMENTIONED.

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**ITEM 1**



**ITEM 5**



**ITEM 2**



**ITEM 3**



**ITEM 5**



**ITEM 6**



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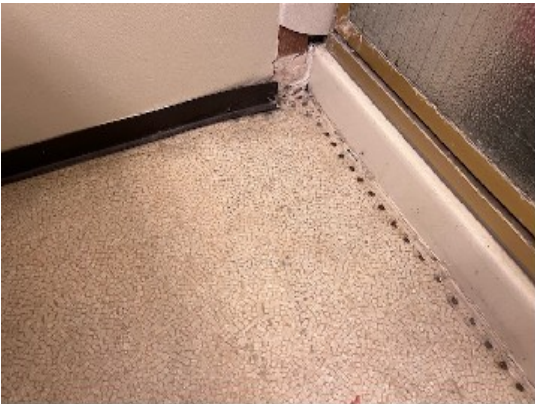
**ITEM 11**



**ITEM 8**



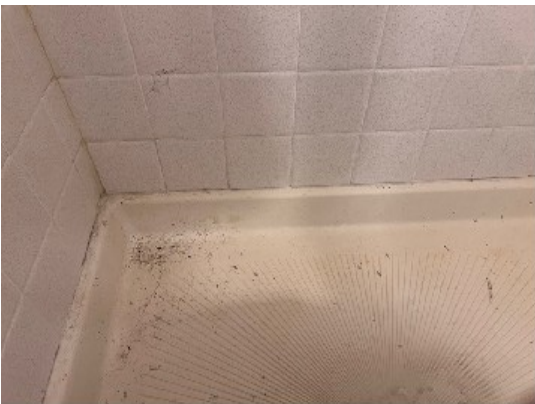
**ITEM 7**



**ITEM 14**



**ITEM 10**



**ITEM 15**



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**ITEM 15**



**ITEM 17**



**ITEM 13**



**ITEM 6**



**ITEM 16**



**ITEM 18**



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**ITEM 18**



**ITEM 19**



**ITEM 21**



**ITEM 22**



**ITEM 20**



**ITEM 23**

