

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

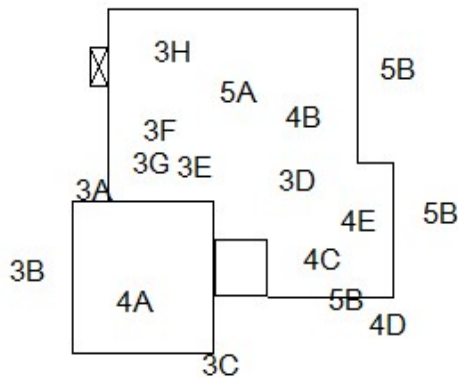
BUILDING NO. <b>109</b>	STREET, CITY, STATE, ZIP <b>Evelyn Circle, Vallejo CA 94589</b>	Date of Inspection <b>7/13/2011</b>	No. of Pages <b>7</b>
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## CASCADE PEST SYSTEMS

P.O. Box 6477, Vacaville, CA 95696  
Tel: (707) 446-7760 (888) 624-0116 Fax

Firm Registration No. <b>PR 4032</b>	Report No. <b>11171</b>	Escrow No.
Ordered By: Jennifer Ha c/o Prudential Caliform 4765 Mangels Blvd Fairfield, CA 94534	Property Owner/Party of Interest Jennifer Ha c/o Prudential Caliform 4765 Mangels Blvd Fairfield, CA 94534	Report Sent To:

COMPLETE REPORT <input checked="" type="checkbox"/>	LIMITED REPORT <input type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
General Description: Single Family Dwelling		Inspection Tag Posted: Garage	
		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.			



Inspected by Michael Nash State License No. OPR 9169 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. 43M-41 (Rev. 10/01)

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There are areas of this building which we did not inspect. Although we made a visual examination, we did not deface or probe into painted surfaces. The interior of hollow walls, floors and / or wood members beneath the floor coverings, the interior of furnished rooms, spaces between a floor and ceiling or soffit below, segments of the structure to which there is no access without defacing or tearing out lumber, masonry are not included in this report and were not inspected, unless specifically indicated. An infestation or infection of wood destroying pest or organisms and / or hidden damage may exist in the above mentioned inaccessible areas without any outward manifestation of the infestation or infection. This report pertains to the visible and accessible areas and / or conditions that are evident on this date only. If an infestation or infection is revealed or uncovered that was not visible at the time of the original inspection, a supplemental report will be issued describing the findings and recommendations, if any, and the costs for correction of the hidden conditions. Cascade Pest Systems makes no warranty or guarantee, expressed or implied, concerning conditions that might exist in the areas that are inaccessible for inspection and / or conditions that become evident after the date of this inspection report.

If further information is required concerning these areas and / or conditions, Cascade Pest Systems will inspect these areas of concern, upon request, for an additional fee. If requested by the person ordering this report, a reinspection of the structure will be performed. This request must be made within four months of the date of the original inspection, and there will be a reinspection fee. We do not inspect for building code violations or the quality of work completed by others. Detached decks or structures were not inspected unless specifically requested.

WARRANTY FOR WORK COMPLETED BY CASCADE PEST SYSTEMS Two (2) years from the date of completion on all chemical treatments. One (1) year on all structural repairs (wood replacement), unless stated different in the recommendation. Thirty (30) days on all plumbing, grouting, sealing, caulking, resetting commodes, and coverings that are installed by Cascade Pest Systems. No warranty is given for work that has been completed by others, or on items that require homeowner maintenance.

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED. NOR DO WE WARRANTY ANY ROOF COVERINGS. IF YOU WANT THE WATERTIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS STATE LICENSED BOARD.

NOTICE REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (I.E. TERMITE INFESTATIONS, TERMITE DAMAGE, FUNGUS DAMAGE, ECT.). HOWEVER, RECOMMENDATIONS TO CORRECT THESE FINDINGS MAY VARY FROM COMPANY TO COMPANY. YOU HAVE THE RIGHT TO SEEK A SECOND OPINION FROM ANOTHER COMPANY. All recommendations for corrective work in this report, if any, are designed to be completed by Cascade Pest Systems. No warranty or guarantee is given for work that is performed by others. Cascade Pest Systems will not and does not certify any work that has been completed by others. Certifications are issued only for the absence or presence of Wood Destroying Pests and Organisms only, as defined in Section 8519 of the Structural Pest Control Act, and in no manner endorses the completed work that has been performed.

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Should work that was performed by others fail in any material respect, parties are to contact the person(s) who performed the corrective work, and / or the person(s) who contracted the work to others. Do not contact Cascade Pest Systems.

THIS REPORT IS NOT A STRUCTURAL INSPECTION To determine the structural integrity of this property and its components, which is the subject of this report, parties to this transaction should engage the services of a competent, state licensed individual of their choice, to inspect and advise them of any structural defects, building code deficiencies that may exist, and to survey the appliances, heating, and cooling systems, electrical or plumbing systems, which are beyond the scope and limitations of a Wood Destroying Pests and Organisms Inspect Report.

DISCLOSURE NOTICE TO OTHERS WHO INTEND TO PERFORM WORK RECOMMENDED IN THIS REPORT AND TO THOSE WHO ARE SOLICITING BIDS FROM OTHERS: CALIFORNIA STATE LAW REQUIRES, any person(s) who bids on and / or performs work recommended in this report, in which labor, materials, and all other items exceed FIVE HUNDRED DOLLARS (\$500), to be registered with, and hold a valid and current Contractors License issued by the Contractors State Licensed Board, a City Business License issued in each city where business is to be conducted, proper insurances and bonds, and to obtain building permits if required, on each and every item, where applicable. Licensed contractors acting in their capacity as such, and who perform any work recommended in this report, are limited to the Permissible Operations as defined in Section 8556 of the Structural Pest Control Act. The performance of any other acts as defined Section 8505 are prohibited. Businesses which are not State licensed have to adhere to contract amount in which all labor, material, and all other items are less than FIVE HUNDRED DOLLARS (\$500). If the charges exceed this amount, the person(s) could be charged with a misdemeanor. Parties in this transaction are advised to request proof of licenses and insurances to protect and preserve their rights of recourse.

Any business or individual who engages in unlicensed, and illegal activity is a threat to the health, welfare, and safety of the people of the State of California and is subject to criminal sanction. Any person(s) who, with intent, aids or assists such unlicensed activity is subject to criminal prosecution. Cascade Pest Systems will report any person or entity who evades any of the building laws within the State of California, and report any and all unlicensed, illegal and unfair business practices to the proper federal, state, and local government agencies.

This inspection is for the visible and accessible portion(s) of the structure, on this date only, as shown on the diagram and in the report. The attic was inaccessible for inspection due to insulation, the roof coverings and fences were not inspected and is not part of this report. Areas concealed by paint, floor coverings, wall coverings, furniture, storage, locked rooms or areas with less than the required clearance of 12 inches, were not inspected. For further information regarding other areas not inspected, read pages two (2), three (3) and four (4) of this report in their entirety, also to any items indicated as (Further Inspection Items) in this report.

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This is a separated report which is defined as: (Section 1 Item), (Section 2 Item), (Further Inspection Item), and NOTES are conditions that are evident on the date of this inspections.

(Section 1 Items) where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation or infection.

(Section 2 Items) are conditions deemed likely to lead to infestation or infection by 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 a (Section 1 Item) or a (Section 2 Item).

NOTE(S), are not a finding nor are they a recommendation, it is information only.

NOTE: On all Findings and Recommendations in this report: During the course of repairs and during interim inspections on (Further Inspection Item), (Section 1 Item) and (Section 2 Item), it is common to find additional damage in the inaccessible areas.

NOTE: Buckled and / or delaminated wood members were found on the exterior of the structure. This can allow moisture to penetrate into the wall cavity. This does not appear to be a pest related problem on this date. Other than stated in this report, no infections or infestations were noted. Interested parties are advised to keep these areas in a sealed and watertight condition to avoid future problems.

NOTE: Some areas of the walls and floors could not be viewed due to the window coverings, household furnishings, and / or storage in closets. After the window coverings, household furnishings and / or storage has been removed, a further inspection can be performed upon request and at an additional cost. List findings in a supplemental report. We make no representations as to the absence of wood destroying pest or organisms that might exist in these inaccessible areas. This report pertains to the visible and accessible areas and / or conditions that are evident on this date only.

NOTE: The attic could not be inspected due to insulation covering the ceiling joists. A visual inspection was made from the access and no evidence of infestation or infection could be seen. We make no representation as to the presence or absence of wood destroying pest or organisms that might exist in the inaccessible areas.

NOTE: There is a shower curtain in the bathroom(s). This may contribute to future damage in the surrounding area. Interested parties are advised to install a safety glass enclosure to avoid future problems.

NOTE: Water stains and/or mildew were noted on the interior window casings and windows. This appears to be caused by condensation. Interested parties are advised to keep these areas ventilated to avoid future problems. Interested parties are advised to contact a licensed glazing contractor to determine the water tightness of the windows. If further information is required, these areas can be opened for further inspection upon request, by and at an additional cost to the owner.

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**FUNGUS / DRYROT:**

ITEM 3A FINDING: Wood decay fungi has infected and damaged the rear garage door.

RECOMMENDATION: Remove the damaged rear garage door. Inspect the exposed inaccessible area. If no further damage is found, install a new prehung garage door. If it is found the existing hardware cannot be used, additional charges will be incurred. (Section 1 Item)

**FINDING 3B**

FINDING: Wood decay fungi has infected and damaged the roof sheathing of the structure.

**RECOMMENDATION 3B-1**

RECOMMENDATION: Remove the visible damaged portions of the roof sheathing. Inspect the exposed inaccessible areas. If no further damage is found, install new roof sheathing in the area of repair. (Section 1 Item)

**RECOMMENDATION 3B-2**

RECOMMENDATION: At the completion of repairs the roof coverings will need to be repaired and / or replaced. Cascade Pest Systems will contact the owner and / or agent to employ a licensed roofer to inspect and repair the roof coverings as necessary at their own expense. (Section 1 Item)

ITEM 3C FINDING: Wood decay fungi has infected and damaged the barge rafter.

RECOMMENDATION: Remove and/or trim off the damaged portion of the barge rafter. Inspect the exposed inaccessible areas. If no further damage is found and if necessary, install a new barge rafter in the area of repair. (Section 1 Item)

ITEM 3D FINDING: The floor covering is water stained, raised and / or buckled adjacent to the shower pan in the master bathroom.

RECOMMENDATION: Remove the the glass enclosure, portions of the sheetrock, commode, floor covering, and underlayment for further inspection of the exposed inaccessible areas. If no further damage is found, install new Safety glass enclosure, sheetrock in the area of repair, underlayment and floor covering in a neutral color. Reset the existing commode on a new wax seal. Should the commode need any plumbing repairs, additional charges will be incurred. There is a thirty (30) day warranty on all new plumbing, sealing, caulking and resetting commodes that are installed by Cascade Pest Systems. There is no warranty on items that require homeowner's maintenance. (Section 1 Item)

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**FUNGUS / DRYROT:**

ITEM 3E FINDING: The floor covering is water stained, raised and / or buckled adjacent to the shower pan in the laundry room bathroom.

RECOMMENDATION: Remove the commode, floor covering, and underlayment for further inspection of the exposed inaccessible areas. If no further damage is found, install new underlayment and floor covering in a neutral color. Reset the existing commode on a new wax seal. Should the commode need any plumbing repairs, additional charges will be incurred. There is a thirty (30) day warranty on all new plumbing, sealing, caulking and resetting commodes that are installed by Cascade Pest Systems. There is no warranty on items that require homeowner's maintenance. (Section 1 Item)

ITEM 3F FINDING: A plumbing leak at the half bath has damaged the storage shelf below.

RECOMMENDATION: Remove the damaged shelf for further inspection of the exposed inaccessible areas. If no further damage is found, install a new shelf. Repair the leak. Should additional plumbing hardware be needed, additional charges will occur. There is a (30) thirty day warranty on all plumbing that is repaired by Cascade Pest Systems. There is no guarantee or warranty on future leakage. (Section 1 Item)

ITEM 3G FINDING: The floor covering is water stained, raised and / or buckled adjacent to the commode in the half bathroom.

RECOMMENDATION: Remove the commode, floor covering, and underlayment for further inspection of the exposed inaccessible areas. If no further damage is found, install new underlayment and floor covering in a neutral color. Reset the existing commode on a new wax seal. Should the commode need any plumbing repairs, additional charges will be incurred. There is a thirty (30) day warranty on all new plumbing, sealing, caulking and resetting commodes that are installed by Cascade Pest Systems. There is no warranty on items that require homeowner's maintenance. (Section 1 Item)

ITEM 3H FINDING: The floor covering is water stained, raised and / or buckled adjacent to the tub in the upstairs hall bathroom.

RECOMMENDATION: Remove the commode, floor covering, and underlayment for further inspection of the exposed inaccessible areas. If no further damage is found, install new underlayment and floor covering in a neutral color. Reset the existing commode on a new wax seal. Should the commode need any plumbing repairs, additional charges will be incurred. There is a thirty (30) day warranty on all new plumbing, sealing, caulking and resetting commodes that are installed by Cascade Pest Systems. There is no warranty on items that require homeowner's maintenance. (Section 1 Item)

**OTHER FINDINGS:**

ITEM 4A FINDING: Water stains are evident on the garage ceiling.

RECOMMENDATION: Remove the water stained sheetrock to permit further inspection of the exposed inaccessible areas. If no further damage is found, install new sheetrock and seal in the area of repair. (Section 2 Item)

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**OTHER FINDINGS:**

ITEM 4B FINDING: Water stains were found on the sheetrock adjacent to the dining room ceiling.

RECOMMENDATION: Remove the water stained sheetrock for further inspection of the exposed inaccessible areas. If no further damage is found, install new sheetrock in the area of repair. (Section 2 Item)

ITEM 4C FINDING: Water stains were found on the ceiling. There are catch buckets in the attic.

RECOMMENDATION: Owner to contact a licensed roofing contractor to inspect and / or repair the roof coverings as needed. (Section 2 Item)

ITEM 4D FINDING: The exterior gutters are clogged up with debris and is allowing water run-off onto the eaves.

RECOMMENDATION: Clean out the gutters on a one time basis. Thereafter, homeowner is to maintain the gutters to avoid future problems. (Section 2 Item)

ITEM 4E FINDING: A plumbing leak was found at the master bath sink.

RECOMMENDATION: Repair the leak to avoid future problems. (Section 2 Item)

**FURTHER INSPECTION:**

ITEM 5A FINDING: The subarea was inaccessible due to inadequate clearance and ducting. There appears to be disconnected ducting.

RECOMMENDATION: Trench as necessary so a further inspection can be performed. List findings in a supplemental report. (Further Inspection Item)

Should Cascade Pest Systems be requested to return to this property to view a problem area due to a call of a home inspector, and it does not pertain to a pest inspection, a report will be issued and you will be charged for an inspection fee.

This inspection report was prepared pursuant to the rules and regulations as set forth in Section 8516 (b) 1-9, Inclusive, of the Structural Pest Control Act, and where applicable, Title 16, Division 19, Article 5, Sections 1990-1996. 1, Inclusive, of the Structural Pest Control Board report requirements.

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. Section 8525 Business and Professions Code.

Cascade Pest Systems will perform interim and reinspections upon request, if work is performed by others. The cost for each inspection will not exceed the charge of the original inspection. Charges will be made for all interim, supplemental reports and reinspection reports. Appointments for all interim inspections should be made well in advance.