

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

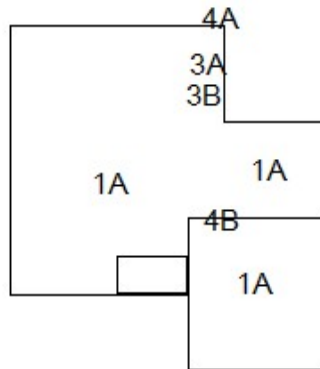
BUILDING NO. 591	STREET, CITY, STATE, ZIP Silver Drive, Vacaville CA 95688	Date of Inspection 7/7/2011	No. of Pages 7
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CASCADE PEST SYSTEMS

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

Firm Registration No. PR 4032	Report No. 11166	Escrow No.
Ordered By: Ophelia Harvey 591 Silver Drive Vacaville, CA 95688	Property Owner/Party of Interest Michael c/o Hulsey and Associates 490 Merchant Suite 101 Vacaville, CA 95688	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 checked="" 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 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, 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: Water stains were found on the eaves. Other than stated in this report, no infestation or infections were evident on this date. If further information is required concerning this condition, interested parties should contact a licensed roofing contractor for a roof inspection.

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: The siding is delaminated. This condition appears to be from normal weathering of the structure. Other than stated in this report, no pest related problems were noted at the eaves. This is a homeowner's maintenance item, interested parties are advised to keep the wood members on the exterior in a sealed and watertight condition to avoid future problems.

NOTE: The main garage door is warped and delaminated. No pest related problems were evident at the time of this inspection. No recommendations will be made at this time.

NOTE: The hall bath commode was not operational on this date.

NOTE: There are missing vent screens. Others are advised to repair to avoid future problems.

NOTE: A lack of a shower curtain and / or a shower curtain in the hall bathroom may contribute to future damage to the floor coverings. Interested parties are advised to install a safety glass enclosure to avoid future problems.

NOTE: There is evidence of standing water and disconnected ducting. Others are advised to have the ducting repaired to avoid future problems. A sump pump on a GFI circuit, with a building permit can be installed at a cost of \$1250.00.

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SUBTERRANEAN TERMITES:

ITEM 1A FINDING: Cellulose debris and subterranean termites were found in the subarea and garage.

RECOMMENDATION: Remove and dispose of the cellulose debris. Scrape down the accessible termite tubes and treat in the subarea, garage slab area, and the exterior foundation with Termidor SC (Fipronil) for the control of subterranean termites. Treatment methods may include but are not limited to trenching and / or rodding the subarea soil around the foundation, concrete pier supports, treating the voids in the foundation walls or piers. This termite treatment will be under warranty for the control of subterranean termites for (3) three years from the date of completion. This termiticide treatment is to be performed by our State licensed personnel as per State Regulations and current label instructions. (Section 1 Item)

NOTE: Per item #1A. This estimate does not include removing or replacing furniture, the restretching of carpets that are pulled back or removed during the termite treatment process. Hardwood or parquet flooring found under the carpets will not be drilled until written permission from the owner is obtained. In a proper termite treatment, vinyl and ceramic floor coverings will be drilled through and damage could result. There will be additional charges to repair these areas should the owner choose to do so. Plumbing lines, electrical lines, and gas lines located beneath the slab areas are also subject to damage during the termite treatment process. Should damage occur, the termite treatment process will be discontinued until repairs have been completed. The owner has the option of repairing the lines or Cascade Pest Systems will repair the damaged area at an additional cost. The shelving on the garage floor will be removed and replaced to complete these repairs.

FUNGUS / DRYROT:

ITEM 3A FINDING: Wood decay fungi has infected and damaged the subfloor and wall plate in the hall bath.

RECOMMENDATION: Remove the damaged portion of the subfloor and wall plate. Inspect the exposed inaccessible areas. If no further damage is found, install new material in the area of repair. (Section 1 Item)

.NOTE: The Master bath floor coverings, shower pan, wall coverings, vanity and sheetrock have been previously removed by others. New fixtures can be installed in the master bath to include final paint at a cost of \$4550.00

ITEM 3B FINDING: After a standard water test of the stall shower, no leakage was noted. However, wood decay fungi has infected and damaged the subfloor and wall plate.

RECOMMENDATION: Remove the tub, wall coverings, commode, tile floor coverings, and underlayment for further inspection of the exposed inaccessible areas. Remove the damaged subfloor. Inspect the exposed inaccessible areas. If no further damage is found, install new subfloor, fiberglass tub kit, underlayment, and vinyl floor coverings in a neutral color. Reset the existing shower enclosure and seal on a one time basis. Reset the existing commode on a new wax seal. There is a thirty (30) day warranty on all plumbing, grouting, caulking, and resetting commodes that are installed by Cascade Pest Systems. This item requires homeowner maintenance, such as caulking and must be maintained in a sealed and watertight condition at all times to avoid future problems. This item will require a building permit for repairs. (Section 1 Item)

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OTHER FINDINGS:

ITEM 4A FINDING: Water stains were found on the sheetrock at the bedroom wall.

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 4B FINDING: Water stains are evident on the garage water heater stand.

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)

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.

PESTICIDE NOTICE

Pesticides are the products that Cascade Pest Systems uses to control the pest listed in your agreement. Pesticides make a better life for all of us. They help control disease carriers thus protecting our health and property. When properly used pesticides pose no problem to man or the environment. In a proper chemical treatment a non toxic odor will be apparent as a result of the evaporation of solvents contained within the pesticide formulation. This odor does not contain any technical pesticide and is not hazardous. The following pesticides may be applied:

Premise Foam (Imidacloprid), Deman CS (Lambda-Cypermethrin), Demon TC (Cypermethrin), Termidor SC (Fipronil), Tim-Bor (Disodium Octaborate Tetrahydrate), Vikane (Sulfuryl Fluoride).

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STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION:

"CAUTION PESTICIDES ARE TOXIC CHEMICALS. STRUCTURAL PEST CONTROL OPERATORS ARE LICENSED AND REGULATED BY THE STRUCTURAL PEST CONTROL BOARD, AND APPLY PESTICIDES WHICH ARE REGISTERED AND APPROVED FOR USE BY 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 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 and notify Cascade Pest Systems.

FOR FURTHER INFORMATION CONTACT ANY OR ALL OF THE FOLLOWING:

- Cascade Pest Systems..... (707) 446-7760
- Poison Control Center.....(800) 876-4766

For Health Questions Contact:

- Solano County Health Department.....(707) 784-8600
- Napa County Health Department..... (707) 253-4279
- Yolo County Health Department(530) 666-8645

For Application Information Contact:

- Solano County Agricultural Commissioner.....(707) 784-1310
- Napa County Agricultural Commissioner.....(707) 253-4357
- Yolo County Agricultural Commissioner.....(530) 666-8140

For Regulatory Information Contact:

State Structural Pest Control Board 1418 Howe Avenue Suite 18 Sacramento, CA 95825-3204 (916) 561-8750 or (800) 737-8188 95825-3204

California Pesticide Regulation 1001 I Street Sacramento, CA 95812 (916) 445-4400