

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO.	STREET	CITY	ZIP	DATE OF INSPECTION	NUMBER OF PAGES
6652	Waverly Road	Martinez	94553	8/27/08	7

HARVEY CONSTRUCTION, INC. 522 JERSEY ST. VALLEJO, CA. 94590 (707)648-1484	A licensed pest control operator is an expert in his/her field. Any questions relative to this report should be referred to him/her.
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REGISTRATION # PR1487	REPORT # 19256	ESCROW #
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ORDERED BY: Jennifer Moore, Coldwell Banker, 900 First Street, Benicia, CA 94510

REPORT SENT TO: Same

PROPERTY OWNER: Unknown

PARTY IN INTEREST: Unknown

COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

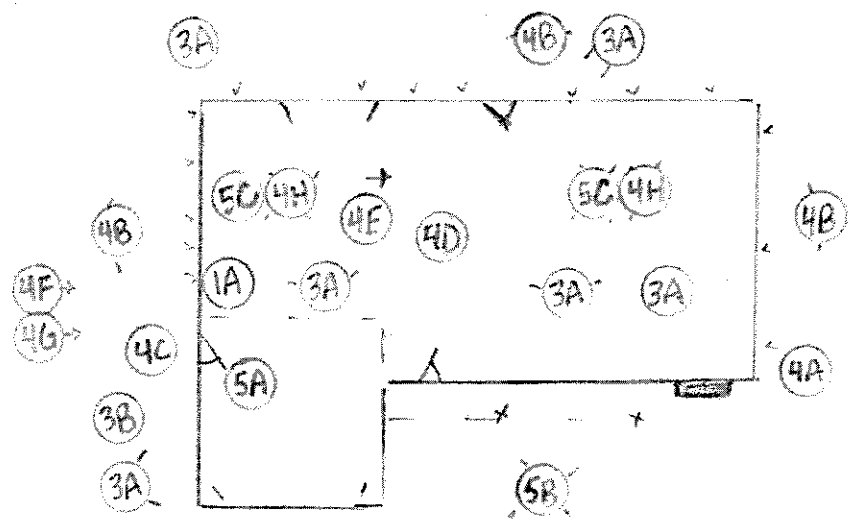
GENERAL DESCRIPTION: <u>Two-story, SFD, Lap and Stucco siding</u>	INSPECTION TAG POSTED: <u>Subarea at access</u>
	OTHER TAGS POSTED: <u>None Noted</u>

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
 Drywood Termites
 Fungus/Dryrot
 Other Findings
 Further Inspection

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Unknown further Inspection



James McEvoy

Inspected By: James McEvoy State License No.: FR35284 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, 141830 Howe Ave., Suite 18, Sacramento, CA 95825-3204. 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, (800)737-8188 or www.pestboard.ca.gov.

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PLEASE READ THIS DOCUMENT: It explains the scope and limitations of a Structural Pest Control Inspection and a Wood Destroying Pest & Organism Inspection Report.

A Wood-Destroying Pest and Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pest and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood-Destroying Pest and Organism Inspection Reports are governed by the Structural Pest Control Act and its Rules and Regulations.

Some structures do not comply with building code requirements or may have structural plumbing, electrical, heating, air conditioning or other defects that do not pertain to wood-destroying organisms. A Wood-Destroying Pest and Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of either the inspector or the company issuing the report.

The Structural Pest Control Act requires inspection of only those areas that are visible and accessible at the time of this inspection. Some areas of the structure are not accessible to inspect, such as the interior of hollow halls, spaces between floors, areas concealed by carpeting, built-in appliances, or cabinet work. Infestations or infections may be active in these areas with no visible and accessible evidence. Areas that were not inspected are noted in the report. If you desire information about areas that were not inspected, a further inspection may be performed at additional cost.

This Wood Destroying Pests & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold like condition. 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."

There may be health-related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist.

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.

NOTICE: 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 Contractor's State License Board.

NOTICE: The charge for services 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 Harvey Constructions Company's bid or you may contract directly with another registered company licensed to perform the work. Harvey Construction Company 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.

Detached structure(s) or addition(s) to the real property NOT indicated on this diagram, including fences, were NOT inspected and are excluded from this inspection and report.

This is a "Wood Destroying Pests and Organisms Report" required by most mortgage lenders for escrow. This is not a "Pest Control Report" that includes such common non-wood destroying pests such as rats, mice, ants, cockroaches, silverfish, fleas, etc.

When a fumigation is recommended, we will exercise all due care, but assume no responsibility for damage to shrubs, trees, plants, TV antennae or roofs. During fumigation and aeration, the possibility of burglary exists, as it does any time you leave your home. Therefore, we recommend that you contact your insurance company and verify that you have coverage to protect against any loss, damage, or vandalism to your property. The company does not provide onsite security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in the case of vandalism, breaking or entering.

Certain areas are recognized by the industry as inaccessible and/or for other reasons not subject to inspection. 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

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access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings; furnishings; areas with encumbrances and storage; conditions or locks make inspection impractical; portions of the subarea concealed or made inaccessible by ducting or insulation; area beneath wood floors over concrete; and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only.

Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster, so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure, or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(l), amended March 1, 1964. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), paragraphs 1990-1991.

This company is not responsible for work and/or repairs completed by owner or other parties. Contractor bills should be submitted to escrow as certification of work completed by other parties.

Second story stall showers are inspected, but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 1991(12). Sunken or below grade showers or tubs are not water tested due to their construction.

During the course of opening walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will be issued. Any work completed in these areas would be at owner's direction and additional expense.

When structural repairs are performed, replacement material size may differ from original construction material. Harvey Construction Company will attempt to match wood sizes. If special milling is required, it may be at additional cost to owner.

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 the California Department of Food and Agriculture 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 immediately, (This statement shall be modified to include any other symptoms of overexposure which are not typical of influenza.)

For further information, contact any of the following agencies:

HARVEY CONSTRUCTION, INC.	(707) 648-1484
COUNTY HEALTH DEPARTMENT	Solano (707)784-8600; Napa (707)253-4227
AGRICULTURAL COMMISSION	Solano (707)784-6100; Napa (707)253-4357
STRUCTURAL PEST CONTROL BOARD	(916)561-8700

These chemicals are for use only by California licensees and certified applicators in accordance with product labels.

PREMISE 75	Imidacloprid, 1-[(6-Chloro-3-pyridinyl)methyl-N-nitro-2-imidazolidinimine]	75.0%
	Inert Ingredients	25.0%
IMAXXPRO	Imidacloprid, 1-[(6-Chloro-3-pyridinyl)methyl-N-nitro-2-imidazolidinimine]	75.0%
	Inert Ingredients	25.0%
TIM-BOR	Disodium Octoborate Tetrahydrate	98.0%
	Inert ingredients	2.0%
TERMIDOR SC	Fipronil	9.1%
	Inert ingredients	90.9%

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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 or 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.

Section I

1A. FINDINGS:

Evidence of subterranean termite damage found in substructure framing.

RECOMMENDATION: Section I

Remove exterior stucco. Perform further inspection on exposed framing. Repair framing as needed. Restucco and prime paint. Trench or rod soil and/or drill through concrete where needed adjacent to exterior of foundation and treat soil with Premise for termite control. Fill holes in concrete. Treat adjacent to subarea foundation in this area.

NOTE: If damage is found to extend upward into sealed walls and/or inaccessible areas, a Supplemental Report with findings with estimate for repairs will be submitted.

NOTE: It appears that a past, limited treatment was performed by others in garage. Area in garage will be retreated as will as exterior concrete slab.

NOTE: This is a limited treatment. Local treatment is not intended to be an entire structure treatment method. If infestation of wood destroying pests extend or exist beyond the area of local treatment they may not be exterminated. Upon request a treatment for whole house treatment can be given.

3A. FINDINGS:

Fungus damage found in end of barge rafters.

RECOMMENDATION: Section I

Cut barge rafters to remove damage. Install new material to match existing as near as practical. Prime paint new wood.

NOTE: Owners responsibility to obtain a Licensed Roofer to replace roof covering if disturbed during repair.

3B. FINDINGS:

Fungus infestation found to roof eave sheathing in area indicated. This condition was caused from past or present roof leaks.

RECOMMENDATION: Section I

Repair eave areas as necessary. Prime paint new wood.

NOTE: Owners responsibility to obtain a Licensed Roofer to replace roof covering in area of repair.

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Section II

- 4A. FINDINGS:
Fence framing is attached to exterior siding or trim.
RECOMMENDATION: Section II
Insert metal flashing between fence framing and exterior siding or trim to break earth to wood contacts with main structure.
- 4B. FINDINGS:
Embedded form boards were noted adjacent to structure.
RECOMMENDATION: Section II
Cut back form boards approx. 6" and fill void with grout.
- 4C. FINDINGS:
Side garage door is deteriorated. No evidence of fungus infestation was found in door at time of inspection.
RECOMMENDATION: Section II
Replace door using existing lockset and hinges. Prime paint only.
- 4D. FINDINGS:
Cellulose debris was found in sub-area.
RECOMMENDATION: Section II.
Remove all cellulose debris large enough to be raked from sub-area.
- 4E. FINDINGS:
Toilet in upstairs hall bathroom found loose. No accessible evidence of leaks at the time of inspection.
RECOMMENDATION: Section II
Owner obtain a Licensed Plumber to reset toilet on a new wax seal.
- 4F. FINDINGS:
There is evidence of leaks at glass shower enclosure in hall bathroom.
RECOMMENDATION: Section II
Owner obtain the proper trade to re-seal glass enclosure.
- 4G. FINDINGS:
Caulk between shower pan and finish floor in downstairs bathroom was noted slightly loose and/or cracked/deteriorated.
RECOMMENDATION: Section II
Owner secure and re-seal this area with silicone caulk to prevent moisture infiltration into floor.
- 4H. FINDINGS:
Hardwood flooring is buckled in upstairs bedrooms. Others have performed past repairs to hardwood flooring in downstairs living/family rooms. No accessible infestation noted at this time. See further inspection item 5B.
RECOMMENDATION: Section II
Interested parties contact a flooring specialist to perform repairs to hardwood flooring.

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UNKNOWN - FURTHER INSPECTION

5A. FINDINGS:

Water stain noted to roof framing in garage. Cause appears to be from past or present roof leaks.

RECOMMENDATION:

Owner obtain a Licensed Roofer to perform further inspection and repair leaks if necessary.

5B. FINDINGS:

Supply line to dishwasher has been disconnected, preventing water test at this time.

RECOMMENDATION:

Owner obtain a Licensed Plumber to properly cap supply line and/or install dishwasher and perform water test on entire structure.

5C. FINDINGS:

Hardwood flooring is buckled in upstairs bedrooms. Others have performed past repairs to hardwood flooring in downstairs living/family rooms.

RECOMMENDATION:

Once hardwood flooring is removed by proper trade. Perform further inspection on exposed subfloor for absence/presence of infestation. A supplemental report will be submitted with findings and an estimate for repairs, if needed.

NOTES

- A. Heating ducts made a portion(s) of sub-area inaccessible to crawl. Visibly accessible substructure wood members in this/these areas revealed no indication of infestation or infection at the time of this inspection. If interested parties wish further representations made in inaccessible areas, we suggest others remove heating ducts so further inspection can be performed.
- B. Substructure repairs have been performed by others. No opinions are expressed or implied as to the workmanship or effectiveness of repairs. If interested parties wish representations made, we suggest they consult with the local Building Department.
- C. Dry stains noted to subarea wood members below bathrooms, kitchen, and/or laundry. Stains appear to be due to past leaks. No accessible infestation was noted at this time.
- D. If owner wishes representations made of sump pump, we suggest they obtain the proper craft.
- E. Minor deterioration was noted to base cabinet under bathroom and kitchen sink. This condition was apparently caused from a past leak. There was no accessible indication of infestation from this condition.
- F. Exterior stucco siding extends below grade level preventing inspection of foundation. This condition can allow for hidden access of termites into structure. We suggest periodic inspections in the future as part of normal maintenance.
- G. Exterior concrete slab is marginal to above top of foundation. Visibly accessible interior and exterior areas revealed no evidence of infestation, infection or adverse moisture conditions from this condition at the time of this inspection.

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- H. Evidence of standing water in sub-area that may occur during seasonal rains. No infestation was found from this condition at the time of this inspection. Owner may consider installing on-site drainage in the future as part of normal owner maintenance. See note D.
- I. Metal gutters are corroded. If owner wishes further representations made, we suggest they obtain the proper craft.
- J. Attic was not inspected due to risk of ceiling damage. No visibly accessible stains or evidence of infestation or infection were noted to surface areas of ceilings at this time. Past repairs appear to have been performed to ceiling. If interested party wishes further representations made, we suggest owner install boards on ceiling joists in attic so further inspection can be performed. Owner will also be required to sign a waiver releasing Harvey Construction, Inc. from responsibility to repair damage to ceiling that may occur during further inspection.
- K. Sealed walls in garage prevent inspection of wood framing members. Storage items and cabinets (where applicable) prevent inspection of foundation and /or finish wall surfaces. If interested party wishes further representations made we suggest owner remove or move storage away from walls for further inspection.
- L. Minor settling cracks were noted to finish interior surfaces. This does not appear to be a Structural Pest Control problem. We suggest owner seal cracks as part of normal maintenance
- M. Visual inspection only of second story trim, siding, and roof eave areas was performed from ground level. This visual inspection revealed no accessible indication of infestation at time of this inspection (except as indicated). If interested parties wish further representations made, we suggest further inspection be performed from an extension ladder. There will be an additional charge for this service.
- N. Minor cracks were noted in exterior stucco. We suggest owner seal and paint these areas as part of normal owner maintenance.
- O. Exterior siding and/or trim was noted weathered. We suggest owner caulk and paint siding and trim as part of normal owner maintenance.
- P. Posted tag in subarea indicates past fumigation. Target pest is unknown.
- Q. Aluminum patio cover was not inspected.

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 (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.

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INVOICE

HARVEY CONSTRUCTION, INC.
522 JERSEY STREET
VALLEJO, CA. 94590

Phone: (707) 648-1484
Fax: (707) 648-3817

Contractor's License No. 472545
California Structural Pest Control License No. 4617

08/28/08

Coldwell Banker
900 First Street
Benicia, CA 94510

Attn: Jennifer Moore

Re: 6652 Waverly Road, Martinez, CA 94553
Report #19256, Dated 8/27/08

Inspection Fee - \$175.00 - Due

We do not have escrow information. Please forward to interested parties for payment.

Thank You

HARVEY CONSTRUCTION, INC.

522 JERSEY ST.

VALLEJO, CA. 94590

Phone: (707) 648-1484 Fax: (707) 648-3817

CALIF. STRUCTURAL PEST CONTROL LIC. #PR 1487

HARVEY CONSTRUCTION, INC. is hereby authorized to perform the work recommended in Report No. 19256
dated 8/27/08, on property located at 6652 Waverly Road, Martinez, CA 94553

I have read and understand this report with its limitations and secondary measures involved, if any. Work authorized is limited to the following items of the above report:

T & M is defined as "Time and Material" not to exceed

SECTION I ITEM(S) 1A-\$1,500.00, 3A, 3B-\$1,450.00

SECTION II ITEM(S) 4A-\$80.00, 4B-\$250.00, 4C-\$525.00, 4D-\$200.00

FURTHER INSPECTIONS 5C- Upon Request

THE AGREED PRICE FOR THE ABOVE WORK IS:

SEC. I ITEMS	\$2,950.00
SEC. II ITEMS	\$1,055.00
FURTHER INSP.	

NOTE: Work proposed is subject to approval by Building Department.
The above price quotations are based upon performing all items as indicated on report. If Harvey Construction Company is retained to perform only selected items, additional charges may apply.

TERMS OF PAYMENT: Upon completion of work and/or Close of Escrow.

PLEASE COMPLETE THE FOLLOWING

CHECK WORK AUTHORIZED: SECTION I SECTION II FI

CLOSING DATE _____ ACCESS _____

ACCEPTED BY: _____ DATE: _____

Address: _____ Home Phone: _____
Work Phone: _____

Please sign and return one copy authorizing the work.

NOTICE TO OWNER

Under the California Mechanics Lien Law, any structural pest control operator who contracts to do work for you, or any subcontractor, laborer, supplier, or other person who helps to improve your property but is not paid for his work has a right to enforce a claim against your property. This means that, after a court hearing, the court officer could sell your property and use the proceeds to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if a subcontractor, laborers or suppliers remain unpaid. To preserve their lien rights, certain claimants such as subcontractors or 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 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.

There may be health-related issues associated with the structural repairs reflected in the inspection report referenced by this work authorization contract. These health issues include but are not limited to possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a certified industrial hygienist before any such repairs are undertaken.

By executing this work authorization contract, customer acknowledges that he or she has been advised of the foregoing and has had the opportunity to consult with a qualified professional.