

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 528	Street Locust Ave	City Manteca	Zip 95337-5412	Date of Inspection 08/12/2022	Number of Pages 1 of 6
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Castle Pest Management Inc.
5300 Claus Rd Suite 18
Modesto, CA 95357
 Tel 877-492-1276 Fax 209-863-8772
 Registration #: PR8260

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.
Report #: 4312

Ordered by: Damon Stevenson 2850 Oxford Ave Turlock, CA 95382-8551	Property Owner and/or Party of Interest:	Report sent to: Damon Stevenson 2850 Oxford Ave Turlock, CA 95382-8551
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

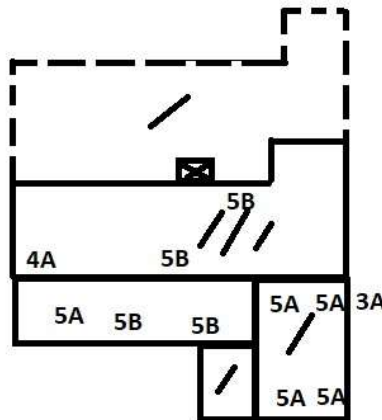
General Description: One story, single family residence.	Inspection Tag Posted: Garage
	Other Tags Posted: None

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
 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



Inspected By: Charles Hernandez State License No.: FR38459 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, CA 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, (800) 737-8188 or www.pestboard.ca.gov.

General Comments

SCOPE OF INSPECTION. IMPORTANT INFORMATION.

This is a report of an inspection for wood destroying pests and organisms of a structure. This inspection was of only the visible and accessible areas of the structure. This inspection and report does not reveal building code compliance or non-compliance, a company that makes structural home inspections should be engaged. We have not inspected areas under furnishings, appliances, storage or floor coverings nor did we inspect inside finished walls or ceilings. Inspection of these areas is not practical. If inspection of any of these areas is requested, we would perform that inspection for an additional charge. Water stains at subflooring can and do occur for any number of reasons during the history of a structure. Water stains in the subarea will only be mentioned if they appear to be recent in nature or indicative of damage. We did not inspect electrical, heating or mechanical systems or did we inspect the plumbing systems except as may be specifically noted below. Inspection of these systems is beyond the scope of this inspection report.

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 OPINION FROM ANOTHER COMPANY.

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 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. This bid is based on what is visible and accessible area(s). If the crewperson (operator) finds more damage a supplemental report and a new bid will be given.

WE GUARANTEE TREATMENTS DONE BY THIS COMPANY FOR THREE YEARS FROM THE COMPLETION. FUMIGATIONS ARE GUARANTEED FOR TWO YEARS FROM THE DATE OF THE FUMIGATION BY THE SUBCONTRACTED COMPANY. WE CANNOT GUARANTEE WORK DONE BY THE OWNERS OR THE OWNERS' AGENT. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS/INFESTATIONS, ADVERSE CONDITIONS/DAMAGE OR CONDITIONS/DAMAGE PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION. CASTLE PEST MANAGEMENT HAS THE RIGHT TO CHARGE A \$500 MINIMUM FEE FOR ANY REPAIRS THAT DO NOT EXCEED \$500. WE RESERVE THE RIGHT TO RETRACT BIDS AT ANY TIME PRIOR TO RECEIPT OF A SIGNED WORK AUTHORIZATION CONTRACT.

IMPORTANT - PLEASE READ CAREFULLY

The EPA requires that homes and other buildings constructed prior to 1978 are presumed to have lead paint that may cause serious health issues if disturbed during repairs. Special procedures are required by the US EPA in repairing painted areas where more than six square feet in an interior or twenty square feet on the exterior are disturbed. Local and State requirements may be more restrictive. Those doing repairs are required by law to be licensed lead renovators and as such follow strict testing, containment, repair, clean up and debris disposal practices. The penalties for violations of the EPA regulations are severe.

This wood destroying pest and organism report does not include mold, asbestos or any mold or asbestos like conditions. No reference will be made to mold or mold like conditions or asbestos. Mold is not a wood destroying organism and is outside the scope of this report, as is asbestos, as defined by the Structural Pest Act. By California law, we are neither authorized, nor licensed to inspect for health related molds, fungi or asbestos. If you wish your property to be inspected for mold, asbestos or mold like conditions, please contact an appropriate, certified professional or licensed hygienist.

There may be health related implications associated with the structural repairs reflected in this report. These issues may include, but are not limited to, the possible release of mold spores or asbestos fibers during the course of repairs. We are not qualified through our licensing to render an opinion concerning any such health implications, and do not render any opinions concerning such healthy issues or any special precautions. Any questions concerning health related implications or special precautions to be taken prior to or during the course of repairs should be directed to a qualified health professional.

"WARNING": Areas of wood being repaired may contain chemical(s) known by the State of California to cause birth defects or other reproductive harm. Drilling, sawing, sanding or machining wood products generates wood dust, a substance known to the State of California to cause cancer.

If during the course of performing any repairs, any fixture or plumbing is found to be unserviceable, damaged or defective, there will be an additional charge for repair and/or replacement as necessary. In addition, while Castle Pest Management assumes no responsibility

for the above noted items during a repair, and if such an incident occurs, there will be an additional cost to correct the problem. (i.e.; plumbing leak, electrical repair, tile, etc...)

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 state contractor's license board. Castle Pest Management is not responsible for the conditions of rain gutters which may need to be removed and re-installed during the course of repair. Reasonable care will be taken, but Castle Pest Management has no liability regarding their condition or functionality upon completion of work.

During the course of, or after opening walls or any previously concealed area(s), should any further infestation, infection or damage be discovered, this company will issue a supplemental report. Additional findings may increase the cost of completion as well as the time involved in the completion. Any work completed in these areas would be at the owner's direction and additional expense. This company is not responsible for controlling such infestations or infections, nor for repairing such damage. If the additional work required is within the scope of this company's operations a cost estimate will be provided with the supplemental report.

Under no circumstances should this wood destroying pests and organism inspection report be construed as a guarantee and/or warranty of the structure(s). Inspection reports are intended to disclose infestations, infections and/or conducive conditions which are noted on the date of the inspection in the visible and accessible areas only, as required by the Structural Pest Control Act. Any infestation, infection and/or conducive condition which is found after the date of the original inspection by any other person(s), will require an additional or supplemental inspection report with findings, recommendations and estimates (as necessary) by this company.

If building permits become required for any portion of the noted repair, this company can facilitate the acquisition of necessary permits, at the request of the owner/agent, for an additional cost. This company makes no opinion, expressed or implied, regarding the requirements of any permits.

The exterior areas of this structure, if inspected, were visually inspected from the ground level. Areas of the exterior that exhibited visible signs of infestation, infection or damage from same will be described in the body of this report. We do not inspect second story exterior areas that would require use of a ladder. No opinion is expressed or implied regarding these areas.

"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 cost associated with paying the subcontractor. You may accept Castle Pest Management's bid or you may contract directly with another registered company. Castle Pest Management 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 TO OWNER: Under California Mechanics Lien Law, and Structural Pest Control Company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or person who helps to improve your property, but is not paid of 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.

CAUTION- PESTICIDE 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 degrees of exposure, so exposure should be minimized. "PESTICIDES: Bora-Care (Boron sodium oxide, tetrahydrate), Premise (imidacloprid), Premise Foam (Imidacloprid), Termidor (Fipronil). "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: Your pest control company Castle Pest Management, (209)552-9353, Poison Control Center (800)876-4766 County Health Departments, Stanislaus County (209)558-7700, San Joaquin County (209)468-3400, Merced County (209)381-1010, San Diego County (800)222-1222. County Agricultural Commissioner San Joaquin County (209)953-6000, Stanislaus County (209)525-4730, Merced County (209)385-7431 Structural Pest Control Board (916)-561-8700 Evergreen St., Sacramento, California 95815.

Castle Pest Management, License Number PR6492

Painting not included (one coat of primer paint only). Owner is advised to keep these areas well sealed and painted to avoid future

problems.

Prime painting of replaced exterior wood members only.

Dried water stains were noted at subarea. Since no moisture, infestations or infections appear to be present, no recommendations are made. This does not appear to be a structural problem. If the parties of interest so desire, Castle Pest Management will open the area(s) for an additional charge for further inspection.

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.

Description of Findings

SECTION: I FUNGUS/DRYROT

Finding: 3A Wood decay fungi is infecting and damaging the garage door jamb pedestrian.
Recommendation: Repair, remove, replace and/or reinforcement the damage structural wood members. A supplemental report will be issued with any additional findings, recommendations and additional charges. To arrest fungi and extend the useful life of the wood, treat with Bora Care the infected wood and adjacent members. This treatment should arrest the decay fungi. To maintain the effectiveness of this treatment the homeowner must maintain this area in a dry condition. Treatment to be applied by our stated licensed applicator per Structural Pest Control Board regulations. Owner is advised to have this area periodically inspected.

Price: \$185.00

SECTION: II OTHER FINDINGS

Finding: 4A Water is leaking from the water valve, at the hall bathroom tub.
Recommendation: Repair as necessary.

Price: \$285.00

UNKNOWN FURTHER INSPECTION FURTHER INSPECTIONS

Finding: 5A Stored items along walls prevent inspection of garage.
Recommendation: Owner to remove stored items to permit inspection. List adverse findings, recommendations, and any additional costs in a supplemental report.

Price: \$75.00

Finding: 5B The subarea is inaccessible due to standing water outside access opening is too small.
Recommendation: After conditions are corrected and upon request of the owner, Castle Pest Management will inspect, list adverse findings, recommendations and any additional costs in a supplemental report.

Price: \$585.00

Section I Total:	\$185.00
Section II Total:	\$285.00
Unknown Further Inspection:	\$660.00
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Grand Total:	\$1,130.00

Disclaimer

Thank you for choosing Castle Pest Management, your termite report was completed by Charles Hernandez.