

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

<b>Building No.</b> 1234 Main St.	<b>Street</b>	<b>City</b> Anytown	<b>Zip</b>	<b>Date of inspection</b> 9/2/2022	<b>Number of Pages</b> Page 1 of 7
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	<b>On- Site Inspections, Inc.</b> 461 Alta Vista Dr. South San Francisco, Ca. ,94080 Ph.# 650 520-6953 Registration # PR-5244	<b>A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.</b> Report #: 0003898
PROPERTY & TERMITE INSPECTION SVCS		

<b>Ordered by:</b> Report Sample 1234 Main St. Anytown	<b>Property Owner and/or Party of Interest</b> Report Sample 1234 Main St. Anytown,CA.	<b>Report Sent to:</b> Report Sample 1234 Main St. Anytown
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COMPLETE REPORT    
 LIMITED REPORT    
 SUPPLEMENTAL REPORT    
 REINSPECTION REPORT

<b>General Description:</b> Two Story, Single Family Residence	<b>Inspection Tag Posted:</b> Garage
	<b>Other Tags Posted:</b> None Noted

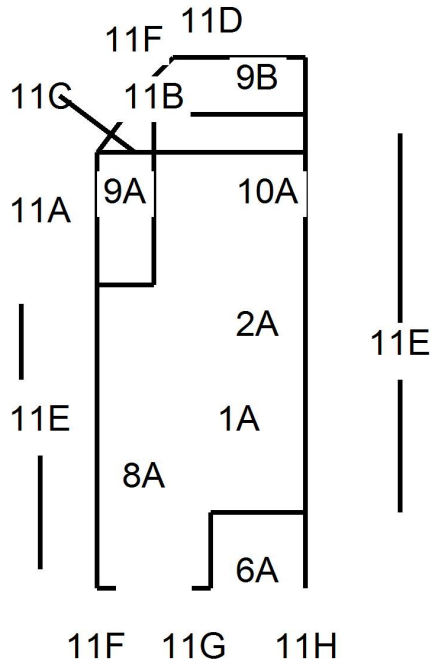
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.


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 = Substructure 2 = Tub Enclosures/ Shower Stalls 3 = Foundation 4 = Porches/ Steps 5 = Ventilation 6 = abutments 7 = Attics**  
**8 = Garages 9 = Decks/ Patios 10 = Interior 11 = Exterior**

Structure Drawing - Not to Scale



**Inspected by:** Mark Steven Rush   
**State License No.** OPR 13060   
**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, (800)737-8188 [www.pestboard.ca.gov](http://www.pestboard.ca.gov)43M-41(REV.10/01)

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## **AREAS NOT INSPECTED, PLEASE READ (OCCUPIED STRUCTURE)**

**"NOTICE:** This is a report of an inspection for wood destroying pests to a furnished, occupied structure. Some areas of the structure are inaccessible for inspection due to furnishings, appliances, floor coverings, and stored personal property. We did not inspect areas immediately under furnishings, appliances, or carpets. We did not inspect inside finished walls or ceilings. Inspections of these areas are not practical. Our inspection does not include inspection of the electrical, plumbing, heating or mechanical systems of the structure. It is possible for wood destroying organisms, infestations and infections to be concealed and not evident at the time of our inspection. No representations can be made to areas not accessible for inspection.

**"NOTICE" Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of toxic molds and that this report will not include any findings or opinion regarding the presence or non-presence of toxic molds airborne or stationary in, upon, or about the premises. We recommend that you contact a contractor specifically licensed to engage in toxic molds related work. Furthermore, should our inspection of the premises cause a release of toxic molds, owner/agent/tenant shall be solely responsible for the clean up removal and disposal of the toxic molds and the cost thereof.**

**Owner/agent/tenant hereby agrees to waive any and all claims against this company which are in any way related to the presence of toxic molds on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this company's employees, which is in any way related to the presence of toxic molds on the premises.**

**"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: 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:** Under no circumstances should this wood destroying pest and organisms 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, infections and/or conducive condition which are found after the date of inspection by any other person(s) will require an additional inspection report with findings, recommendations, and estimates.

**"NOTICE:** Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. 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 or soffit below, stall showers over finished ceilings; such structural segments as porte cocheres, 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 cabinetry; floors beneath coverings; floors over concrete; areas behind stoves, refrigerators or beneath floor coverings; furnishings; areas where encumbrances and storage; conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, areas concealed by heavy vegetation, second story eaves, windows, doors siding trim, decks, balconies and other components over 11' from the ground requiring a ladder or extension pole.

**"NOTICE:** Client/ Buyer/ Purchaser agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive finding of Inspector. Differences of opinion, repair techniques or additional findings can affect the purchase or selling decision. Client/ Buyer/ Purchaser acknowledges that further investigation by another independent Branch III Pest Control operator may provide additional information. In the event Client becomes aware of a reportable condition which was not reported by Company, Client agrees to promptly notify Company and allow Company and/or Company's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, replacement or removal of investigative contingencies. On-Site Inspections, Inc retains the right to correct or repair any condition or finding we may be responsible for. Client/ Buyer/ Purchaser agrees that any failure to so notify Company is a material breach and will relieve On-Site Inspections, Inc., its employees or officers from any liability or future responsibility. All parties are strongly advised to contact our Company during normal business hours (8am-5pm, Monday - Friday) with and questions or concerns they may have in relation to this report issued. 650 952-5173 or 650 520-6953.

**"NOTICE:** This company will reinspect repairs done by others. 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 those parties performing repairs. Each reinspection fee is \$200.00 per reinspection.

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**"NOTICE;** Any statements made in the body of this inspection report pertaining to left, right, front or rear are referenced to standing in front of and facing the building from the street.

**"NOTICE:** This is a separated report which defines as **Section 1** or **Section 2**, conditions evident on the date of inspection. **Section 1** contains 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, but where no visible evidence of such was found.

**Further Inspection** items are defined as recommendations to inspect areas which during the original inspection, did not allow the inspector to complete the inspection and cannot be defined as Section 1 or Section 2.

## **1-SUBSTRUCTURE**

**1A-** All or part of the basement wall framing was enclosed and not available to inspect. No representations can be made. This building is built over a concrete slab and does not incorporate the use of a crawlspace; therefore no representations can be made to conditions under the slab.

## **2-STALL SHOWERS/ TUB ENCLOSURES**

**2A- FINDING:** The tub surround in the upstairs bathroom appears to have failed. Water stains and leakage was noted below. Moisture appears to have penetrated the wall coverings. There is possible concealed damage to wood members.

**RECOMMENDATION:** Remove tile, sheetrock and damaged wood members. Replace with standard grade material.

**SECTION II ITEM**

**ESTIMATED COST:** \$ 7500.

## **3-FOUNDATION**

**3A- FINDING:** The foundation stem walls are enclosed in areas of the basement. The foundation is inaccessible for inspection. No representations can be made.

**UNKNOWN, FURTHER INSPECTION ITEM**

## **7-ATTICS**

**7A-** The inspection of the attic space was conducted from the access opening only due to tight construction design and insulation. We do not enter insulated attics when possible damage to ceiling coverings and/ or potential personal injury can occur. No outward signs of infestation or infection were observed. No representations can be made to areas beyond 7' from access opening.

**UNKNOWN FURTHER INSPECTION.**

## **8-GARAGES**

**8A-** All or part of the garage wall framing was enclosed and not available to inspect. No representations can be made.

**8B- FINDING:** There was stored personal property in the garage and we were unable to fully inspect the interior of the garage.

**RECOMMENDATION:** When the stored property is removed, we will finish inspecting in the garage.

**UNKNOWN, FURTHER INSPECTION ITEM.**

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## **9-DECKS AND PATIOS**

**9A- FINDING:** Fungus damage noted to the left rear deck and framing.  
**RECOMMENDATION:** Remove damaged wood. Owner to consider options of replacing deck.  
SECTION I ITEM.  
BID UPON REQUEST.

**9B- FINDING:** Wood boring beetle and fungus have damage the right rear discontinued deck framing.  
**RECOMMENDATION:** Remove all damaged and infested framing and haul away.  
**NOTE:** No fumigation is recommended due to all infested wood will be removed.  
SECTION I ITEM.  
BID UPON REQUEST  
OTHER TRADES.

## **10- INTERIOR**

**10A- FINDING:** There is evidence of moisture stains and water damage on the wall/ceiling in the master bedroom closet.  
**RECOMMENDATION:** It is suggested that the leak be corrected by a qualified specialist before any attempt is made to repair the moisture stain. Open area as necessary to inspect for further damage.  
SECTION II ITEM  
OTHER TRADES.

## **11-EXTERIOR**

**11A- FINDING:** Earth to wood contacts and fungus damage was noted to siding boards at the left rear of the building.  
**RECOMMENDATION:** Remove and replace all damaged wood as necessary.  
SECTION I ITEM  
ESTIMATED COST: \$ 850

**11B- FINDING:** Fungus damage was found to the rear upper cantilever soffit covering.  
**RECOMMENDATION:** Remove and replace all damaged wood as necessary.  
SECTION I ITEM  
ESTIMATED COST: \$ 600

**11C- FINDING:** Fungus damage was found at rear door support post.  
**RECOMMENDATION:** Remove and replace post.  
SECTION I ITEM  
ESTIMATED COST: \$ 375.

**11D- FINDING:** The rear upper wood siding, trim appeared worn, weathered and aging.  
**RECOMMENDATION:** We recommend keeping all exterior siding well sealed, caulked and painted to avoid future deterioration.  
SECTION II ITEM  
OTHER TRADES.

**11E- FINDING:** The side walls are attached to the adjoining properties. The exterior walls are inaccessible for inspection. The two walls may be sealed by a flashing or roof tie-in to prevent moisture between the buildings. This seal must be maintained to prevent moisture from penetrating.  
**RECOMMENDATION:** Periodic inspection and maintenance of this seal is suggested.  
UNKNOWN, FURTHER INSPECTION ITEM

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**11F- FINDING:** It should be noted, inspecting second story eaves, windows, siding and etc., is not part of normal inspection. We were unable to inspect anything above the first floor unless we, in our professional assessment, determine that definite damage is unmistakable.

**RECOMMENDATION:** Further inspection. At the request of owner or agent, we will come back with two-story ladders to inspect above the first story.

UNKNOWN, FURTHER INSPECTION ITEM.

**11G- FINDING:** Vinyl siding was installed. The vinyl siding has been installed over other siding material. The condition of the underlying material was inaccessible and the condition of the underlying material is unknown.

UNKNOWN, FURTHER INSPECTION ITEM

**11H- FINDING:** The eaves are soffited. The soffits cover the rafter tails and interior eave boards making physical interior inspection impossible.

**RECOMMENDATION:** Further inspection. Upon request, we will return to inspect these areas. It will be necessary to remove the soffits. A supplemental report will be issued with our findings, recommendations and costs for necessary repairs.

UNKNOWN, FURTHER INSPECTION ITEM.

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**On- Site Inspections, Inc.**  
461 Alta Vista Dr.  
South San Francisco, Ca. 94080  
Office Ph.# 650 520-6953 Fax: 650 952-5173

**Property and Termite Inspection Services Registration No. PR-5244 Report # 1299**

## WORK AUTHORIZATION CONTRACT

**(This is a binding contract, please read carefully)**

**Address of Property:** 1234 Main St.  
**City:** Anytown  
**State/Zip:** CA, 94080  
**Date of inspection:** 9/2/2022

## Itemized Cost Breakdown (refer to items on report)

Item#	Section I Estimate	Item#	Section II Estimate	Item#	Further Inspection
9A	BID UPON REQUEST	2A	other trades	7A	
9B	BID UPON REQUEST	10B	other trades	11E	
11A	850	11D	other trades	11F	
11B	600			11G	
11C	375			11H	

Total: \$1825

**On-Site Inspections, Inc.** is authorized to proceed with the work outlined below or as specified on this agreement.

### TERMS OF PAYMENT

We authorize this company to perform pest control services to items \_\_\_\_\_ for a contract price of \$\_\_\_\_\_.

If billing is through escrow, all payments due upon close of escrow. We instruct Title Co.: \_\_\_\_\_ to pay the sum of \$\_\_\_\_\_ upon close of escrow, if applicable. Close of escrow date: \_\_\_\_\_.

**No work will proceed until a signed copy of this agreement has been received.**

*NOTE: All payments are due regardless of billing method, no later than 10 days from completion of work and upon notification*

*NOTE: If chemical treatments are to be performed, the "Notice to Occupant" chemical information page must be signed and returned with this contract and becomes part of this agreement.*

*NOTE: A valid Credit Card is required as a hold for all chemical treatments and fumigations. (Please provide number at bottom of page 2 of contract). Note: All payments made by credit card will incur a 3% processing fee.*

*NOTE: Late fees of 1.2% will accrue every thirty days at an annual rate of 18% of the balance due until paid. .*

### "NOTICE TO OWNER"

Under the California Mechanics Lien Law, any structural pest control operator who contracts to do work for you, any contract, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for this work or supplies, 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 the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor 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." 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.

In the event of default in payment or other breach by Client./Owner, On-Site Inspections may refer this agreement for enforcement or collection to an Attorney or licensed agency. In such event or in the event of any court proceedings against Client./Owner, Client./Owner agrees to pay reasonable Attorney's fees and court costs to On-Site Inspections.

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## WORK AUTHORIZATION CONTRACT OTHER CONDITIONS

1. This estimate is limited to (4) four months from the date of the report.
2. A minimum charge of \$250.00 will be charged for each reinspection, due at the time of the reinspection, when work is performed by others. When work is performed by others, a reinspection is required when walls and floors are open, if certification from this company is desired. Reinspection will be performed within four months of the date of the original inspection and may require as long as ten days to be made. This Company cannot reinspect and/or certify chemical applications performed by others unless subcontracted by Company.
3. If, during the performance of any repairs, or reinspections, by this company, any infestations or infections are revealed that were not evident at the time of our original inspection, we would issue a supplemental report with findings, recommendations and additional costs for correction.
4. Prices quoted with this report reflect On-Site Inspections completing only the items listed with prices for chemical treatment and fumigations only. We guarantee chemical treatments for one year only and fumigations for three years from the date of completion. Localized treatments are guaranteed for one year only are limited to the area treated only. We assume no responsibility on work or guarantee work performed by others, including work performed by owner of property. We make no guarantee against future infections, infestations, adverse conditions, or conditions present, but not evident at the time of the inspection.
5. We recommend all items in our report be completed.
6. We assume no responsibility for infestations or infections resulting from items not completed by this company. When repair work is performed by others, all guarantees, warranties, and permits should be obtained from the parties performing the repairs. Should the further inspection items noted in this report not be performed,
- our company will assume no liability for any infestations or infection which may be concealed in these areas
7. If a complete certification is desired from this company, all Section I items would have to be completed.
8. It should be noted that this company does not do inspections on foundations as it is beyond the scope of our license. If a wood destroying pest or organism has caused damage directly resulted from the condition at the foundation then our report will indicate this otherwise it is recommended for further information regarding the foundation interested parties should contact appropriate trades.
9. If wood destroying pests are found, we probe a representative sampling of wood where infestation is visibly present to determine if damage exceeds 20% of the wood. We do not probe all wood members, only those visually determined in the inspectors opinion to be damaged.
10. If damage is found to extend into any inaccessible areas, a supplemental report will be issued listing additional findings, recommendations, and bids.
11. 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 or chemical pest control treatments should be directed to a Certified Industrial Hygentist before any repairs or pesticide treatments are undertaken. By executing this work authorization contract, customer acknowledges that he or she has been advised of the foregoing and has the opportunity to consult with a qualified professional.
12. We also assume no responsibility for pets harmed by chemicals used or unintentionally released by our workers.
13. This report is limited to the visually accessible areas of the structure inspected. Please refer to the report for areas not inspected and further information.

NAME OF PERSON TO CONTACT FOR ACCESS: \_\_\_\_\_  
(please print)

TEL.# \_\_\_\_\_

Signed \_\_\_\_\_

Date: \_\_\_\_\_

Owner or Authorized Agent \_\_\_\_\_

Date: \_\_\_\_\_

Credit Card # \_\_\_\_\_ Exp. date: \_\_\_\_\_ CRV#: \_\_\_\_\_

Name on Card: \_\_\_\_\_ Zip Code of Billing address \_\_\_\_\_

Note: All payments made by credit card will incur a 3% processing fee. It is assumed that if an agent orders work on behalf of the owner, that they were notified prior by said agent, that is payment is not made by the agent or escrow company it will be the responsibility of the Owner to produce payment based on the terms outlined above. Any collection costs, arbitration or mediation costs, and /or attorney fees when we are the prevailing party are to be paid by client/ owner or authorized agent signing on behalf of client