

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 255	Street Mc Cristian Avenue	City Bodega Bay	ZIP 94923	Date of Inspection 07/30/2021	Number of Pages 6
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Redwood Empire Termite and Pest Control

P.O. Box 1370
Windsor CA 95492
(707) 837-0751
Brandybugs@aol.com

Report # : 48340
Registration # : PR2113
Escrow # :
 CORRECTED REPORT

Ordered by: Kurt Gantert	Property Owner and/or Party of Interest:	Report sent to: Kurt Gantert
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

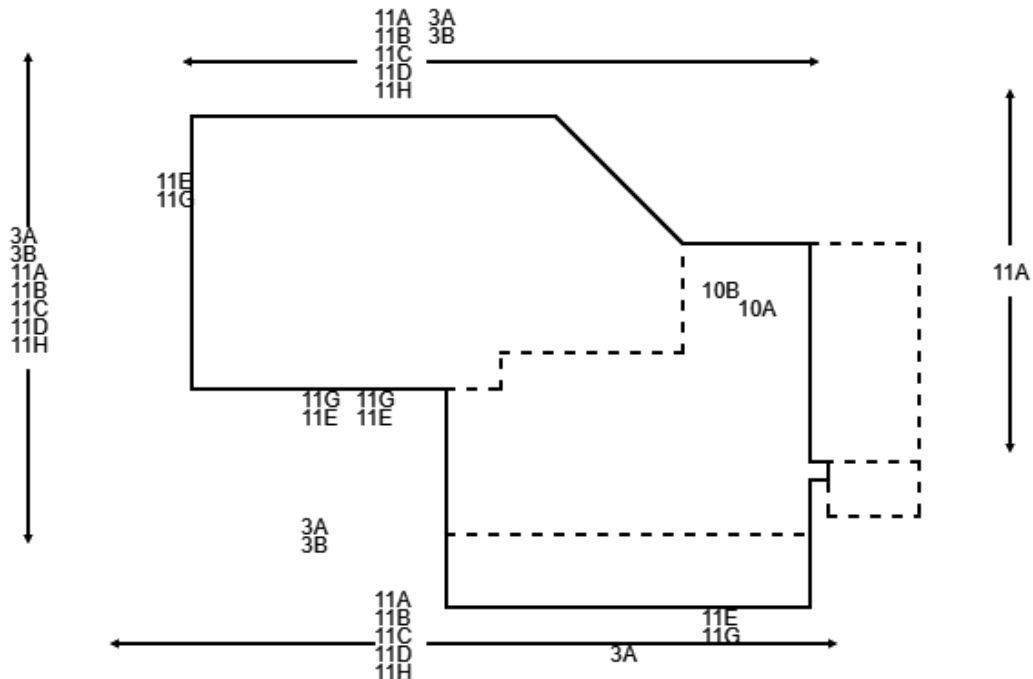
GENERAL DESCRIPTION: Two-story single family residence, wood-sided, attached decks. Furnished and occupied.	Inspection Tag Posted:
	Other Tags Posted:

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.

Diagram Not To Scale



Inspected By: Brandy Straub
 State License No. OPR 8291
 Signature: *Brandy Straub*

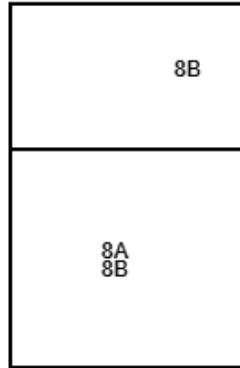
You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815-3831.
NOTE: 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. 43M-41 (Rev. 04/2015)

255 Mc Cristian Avenue
Address of Property Inspected

Bodega Bay
City

CA
State

94923
ZIP



Inspected By: Brandy Straub State License No. OPR 8291 Signature: _____

Handwritten signature of Brandy Straub in a rectangular box.

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REDWOOD EMPIRE TERMITE AND PEST CONTROL

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255	Mc Cristian Avenue	Bodega Bay	CA	94923
Address of Property Inspected		City	State	ZIP
07/30/2021	48340			
Date of Inspection	Corresponding Report No.	Escrow No.		

WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? 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 & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection.

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.

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

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.

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.

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

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SECTION I CONTAINS ITEMS WHERE THERE IS 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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

NOTES:

Note A

NOTE: This firm performed a limited inspection at the request of ; Kurt Gantert of interior kitchen, exterior and detached garage. This firm recommends performing a complete home inspection, as part of on going home maintenance.

3. FOUNDATIONS

3A - Section II

FINDING: A inward slope of terrain was noted creating a faulty grade condition and possibly allowing water to enter the subarea.

RECOMMENDATION: Consideration should be given to install a French drain system as a means of diverting water away from substructure area. Attempt to correct Faulty grade condition.

3B - Section I

FINDING: Faulty grades, earth-to-wood contact were noted at siding with subterranean termite evidence. Areas below siding and inner wall framings are inaccessible for inspection.

RECOMMENDATION: Eliminate earth wood contacts and faulty grades by employing a combination of methods such as grading of soils, cutting of the wood members and the installation of concrete. In conjunction perform all necessary repairs, replacements and chemical applications for the control of infestation and infections. Perform chemical applications for the control of subterranean termites, cost \$750.00 for treatment only.

8. GARAGES

8A - Further Inspection

FINDING: The garage is inaccessible for inspection due to occupant's storage along the perimeter walls.

RECOMMENDATION: The owner should remove the storage and call for further inspection of the garage. For an additional charge not to exceed the cost of the original inspection, the garage will be inspected and a supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair and/or treatment, if within the scope of this company's operations.

8B - Section I

FINDING: Evidence of beetles was noted in the garage and rear open beam in the guest unit with some minor damage, as indicated on diagram.

RECOMMENDATION: Remove or cover accessible frass.

RECOMMENDATION: Fumigate the structure with an approved fumigant for the eradication of beetles. Refer to contractor for reinforcing wood members and repairs.

Note: In conjunction with the tarp fumigation, this firm recommends follow up applications of BORA-CARE to help prevent re-infestation of beetle; as the VIKANE gas does not leave any residual. Cost, \$650.00

10. OTHER - INTERIOR

10A - Further Inspection

FINDING: The interior inspection was limited to visual only. Some furnishings, personal item placements, and/or window

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coverings throughout dwelling interior limiting inspection to visible areas only. If any adverse conditions were noted during the course of storage, furniture, and when the covering removal and/or relocation, please contact this office for further inspection recommendations. No guarantees or warranties are extended to areas not physically inspected by this firm.

RECOMMENDATION: Upon request and inaccessible areas are made accessible, a further inspection will be performed at a fee.

10B - Section I

FINDING: Evidence of drywood termites was noted in the interior open beam ceiling, as indicated on diagram.

RECOMMENDATION: Remove or cover accessible drywood termite fecal pellets.

RECOMMENDATION: Fumigate the structure with an approved fumigant for the eradication of drywood termites.

11. OTHER - EXTERIOR

11A - Further Inspection

FINDING: Exterior was visually inspected only from ground level. Some weathering was noted to exterior surfaces in various areas around the dwelling. Open voids noted at various trims.

RECOMMENDATION: Maintain exterior as part of ongoing home maintenance. In the course of maintenance, one may discover damages not normally noted on a visual inspection as ours, make repairs to any and all discover damages.

11B - Section I

FINDING: Fungus/dry rot was noted at siding, as indicated on diagram.

RECOMMENDATION: Perform all necessary repairs and replacements, further inspect. (Painting is not included in the estimate, if provided by the company).

11C - Section I

FINDING: Fungus/dry rot was noted at trims, as indicated on diagram.

RECOMMENDATION: Perform all necessary repairs and replacements, further inspect. (Painting is not included in the estimate, if provided by the company).

11D - Section I

FINDING: Fungus has damaged the interior/exterior window frames, casing and trims.

RECOMMENDATION: Remove the damaged windows. Replace with new windows. Refer to glass and sash firm, further inspect. (Painting is not included in the estimate, if any, provided by this company). It is recommended that the owner employ the services of an appropriate trades-person to determine what control measures are required.

11E - Section I

FINDING: Fungus/dry rot was noted at door casing/trims as indicated on diagram.

RECOMMENDATION: Perform all necessary repairs and replacements, further inspect.

11F - Section I

FINDING: Fungus/dry rot was noted at threshold, as indicated on diagram.

RECOMMENDATION: Perform all necessary repairs and replacements, further inspect. (Painting is not included in the estimate, if provided by the company).

11G - Section I

FINDING: Faulty grades, earth-to-wood contact were noted at siding, threshold and door casings with subterranean termite evidence. Areas below siding and inner wall framing are inaccessible for inspection.

RECOMMENDATION: Eliminate earth-to-wood contacts and faulty grades by employing a combination of methods such as grading of soils, cutting of the wood members and the installation of concrete. In conjunction perform all necessary repairs, replacements and chemical applications for the control of infestation and infections. Perform chemical applications for the control of subterranean termites, cost of treatment only \$485.00.

11H - Section I

FINDING: Evidence of drywood termites and beetles were noted in the interior/exterior, as indicated on diagram.

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RECOMMENDATION: Remove or cover accessible drywood termite fecal pellets.

RECOMMENDATION: Fumigate the structure with an approved fumigant for the eradication of drywood termites and beetles.

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Our inspectors have determined that your property will benefit from a safe application of chemicals commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property.

Please take a few moments to read and become familiar with the content. State law requires that you be given the following information:

CAUTION - PESTICIDES 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 scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on 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 or poison control center and your pest control operator immediately.

For further information, contact any of the following agencies in your area:

Poison Control Center	(800) 222-1222
Agricultural Department	(707) 565-2371
Health Department	(707) 565-4806
Structural Pest Control Board	(916) 561-8700

2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815



Redwood Empire Termite and Pest Control

P.O. Box 1370
Windsor CA 95492
(707) 837-0751
Brandybugs@aol.com

WORK AUTHORIZATION

Report #: 48340

No work will be performed until a signed copy of this agreement has been received.

Address of Property : 255 Mc Cristian Avenue
City: Bodega Bay
State/ZIP: CA 94923

The inspection report of the company dated, **07/30/2021** is incorporated herein by reference as though fully set forth. The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ _____. This total amount is due and payable within 30 days from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants, or roof.

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

NOTICE TO OWNER

Under the California Mechanics Lien Law, any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for 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.

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
3A	0.00	0.00	0.00	0.00
3B	750.00	0.00	0.00	0.00
8A	0.00	0.00	0.00	0.00
8B	included in 11H.	0.00	0.00	0.00
10A	0.00	0.00	0.00	0.00
10B	included 1n 11H.	0.00	0.00	0.00
11A	0.00	0.00	0.00	0.00
11B	Refer to contractor.	0.00	0.00	0.00
11C	Refer to contractor.	0.00	0.00	0.00
11D	Refer to contractor.	0.00	0.00	0.00
11E	Refer to contractor.	0.00	0.00	0.00
11F	Refer to contractor.	0.00	0.00	0.00
11G	485.00	0.00	0.00	0.00
11H	7,851.00	0.00	0.00	0.00
Total:	9,086.00	0.00	0.00	0.00

GRAND TOTAL: 9,086.00

Property Owner: _____ Date: _____ Inspected By: Brandy Straub Date: _____
Owner's Agent: _____ Date: _____