

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 407	Street Sample Ave	City Millbrae	ZIP 94030	Date of Inspection 12/20/2022	Number of Pages 6
---------------------	----------------------	------------------	--------------	----------------------------------	----------------------

	<b>West Valley Structural Corp.</b> P.O. Box 2 So. San Francisco CA 94083 (650) 737-0527 (510) 552-7420 chester@westvalleyinspections.com	Report # : 11944 Registration # : PR8445 Escrow # : <input type="checkbox"/> CORRECTED REPORT
--	---	--

Ordered by: Sample Sample Real Estate	Property Owner and/or Party of Interest: C/O Sample Sample Real Estate	Report sent to: Sample Sample Real Estate
---	--	---

COMPLETE REPORT      
 LIMITED REPORT      
 SUPPLEMENTAL REPORT      
 REINSPECTION REPORT

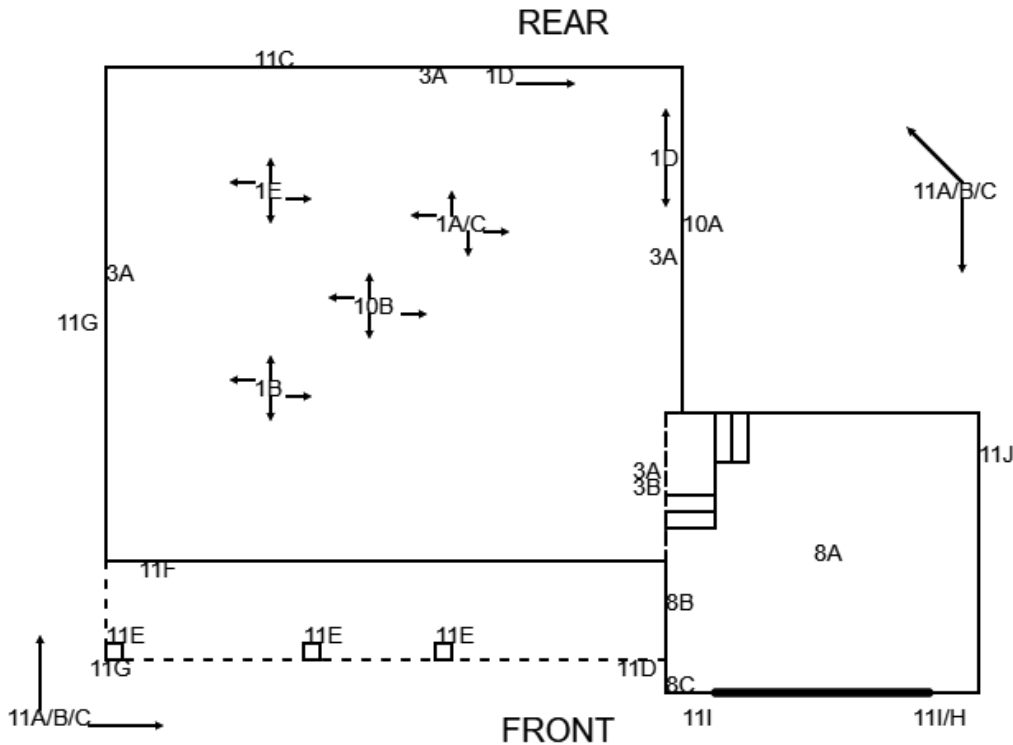
GENERAL DESCRIPTION: One-story single family residence, composition roof, occupied/furnished, attached garage	Inspection Tag Posted: Garage
	Other Tags Posted: JK 06/16/09


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: Chester R Gavarrete Jr State License No. FR57294 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, 95815-3831.

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)

# WEST VALLEY STRUCTURAL CORP.

Page 2 of 6 inspection report

407	Sample Ave	Millbrae	CA	94030
Address of Property Inspected		City	State	ZIP
12/20/2022	11944			
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.

# WEST VALLEY STRUCTURAL CORP.

Page 3 of 6 inspection report

407	Sample Ave	Millbrae	CA	94030
Address of Property Inspected		City	State	ZIP
12/20/2022	11944			
Date of Inspection	Corresponding Report No.		Escrow No.	

**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.

This is a supplemental report to original report dated 10/19/2022, report #11910.

## 1. SUBSTRUCTURE AREA:

### 1A - Notes

**NOTE:** The subarea is insulated which makes this area inaccessible for visual inspection, however, areas concealed by insulation may allow the hidden and unobserved attack of WDO. No opinions are rendered. Periodic monitoring is advised. This is a noninvasive inspection.

### 1B - Section I

**FINDING:** Earth-wood contact noted in the cellulose debris (wood, paper products) was noted in the subarea soil. This condition constitute an attraction for wood destroying pest.

**RECOMMENDATION:** Remove and dispose of the cellulose debris of a rakeable size from the subarea

### 1C - Notes

**NOTE:** Portions of the subarea cripple walls were limited for inspection due to sheer paneling concealing the framing underneath. No opinions, guarantees or warranties are expressed or implied regarding conditions behind covered areas.

### 1D - Notes

**NOTE:** Water stains were noted portion of the sheer wall paneling as viewed from the subarea. No visible damage was noted at this time. No recommendations are made.

### 1E - Other

**FINDING:** The interior level appears below the exterior grade which potentially can allow water to enter the subarea during inclement weather.

**RECOMMENDATION:** Party of interest should contact a licensed tradesman drainage expert for advise, if concerned.

## 3. FOUNDATIONS

### 3A - Notes

**NOTE:** We noted settlement cracks to the foundation which can be providing possible points for Subterranean Termite entry into the structure. This is not considered to be a structural pest control problem. If interested parties are concerned about this condition, a qualified tradesman (or PE) should be consulted.

### 3B - Notes

**NOTE:** Portion of the foundation appears undermined. This is not considered to be a structural pest control problem. If interested parties are concerned about this condition, a licensed professional (PE) should be retained for advise.

## 7. ATTIC SPACES

### 7A - Notes

**NOTE:** The attic or portion of the attic space was insulated among prior roof structure alterations makes this part of the structure limited or inaccessible for inspection. However, areas concealed by insulation etc. may allow the hidden and unobserved attack of WDO. No opinions are rendered. This is a non-disturbing inspection.

# WEST VALLEY STRUCTURAL CORP.

Page 4 of 6 inspection report

407	Sample Ave	Millbrae	CA	94030
Address of Property Inspected		City	State	ZIP
12/20/2022	11944			
Date of Inspection	Corresponding Report No.		Escrow No.	

## 8. GARAGES

### 8A - Further Inspection

**FINDING:** We were unable to fully inspect the interior of the garage due to closed walls, ceiling and plenty of occupant's stored items.

**RECOMMENDATION:** Owner shall move storage away from the garage walls. At that time, we would return, inspect and make a supplemental report with findings and costs. Other charges apply.

### 8B - Other

**FINDING:** Water stains were noted on the wall(s)/ ceiling(s) of the garage.

**RECOMMENDATION:** The owner should employ a licensed waterproofing contractor to maintain sealed such areas above/in the garage and periodic monitoring is suggested.

### 8C - Section I

**FINDING:** Evidence of Subterranean Termites (tubes) to the wall sheathing where shown in the diagram.

**RECOMMENDATION:** For control of Subterranean Termites chemically treat the local soil (from interior or exterior) at probable entry points using termiticide Premise-75 per label instructions while the dwelling is vacated during eight hours period for application and aeration procedure.

**NOTE:** Owner must understand that while we'll use all reasonable care utilizing our grounded stop device, we cannot accept any liability for any damage to the plumbing which may be beneath any slab or earthed." Local treatment is not intended to be an entire structure treatment method. If infestation of Subterranean Termite extends or exists beyond the area of local treatment, they may not be exterminated".

## 10. OTHER - INTERIOR

### 10A - Section II

**FINDING:** The window serving the bathroom is below of the acceptable grade (window sill lower then shower head). This faulty level condition may allow water enter into concealed areas.

**RECOMMENDATION:** Interested parties should contact a licensed tradesman for advise and possible corrective repair.

### 10B - Notes

**NOTE:** Interior areas of the property appear to have been recently painted. New paint may conceal evidence of infestation, infection or damage. No guarantees or warranties are either expressed or implied regarding conditions concealed by new paint.

## 11. OTHER - EXTERIOR

### 11A - Notes

**NOTE:** Exterior areas of the property appear to have been recently painted. New paint or patch work may conceal evidence of infestation, infection or damage. No guarantees or warranties are either expressed or implied regarding conditions concealed by new paint or patch work.

### 11B - Section II

**NOTE:** The exterior stucco extends below the grade level without weep screed creating/providing possible points of entry for Subterranean Termite behind the stucco and the foundation into the structure. At the present time we noted no visual evidence of active infestation/infection as result of such condition. Periodic monitoring is suggested.

### 11C - Notes

**NOTE:** Typical cracks and/ or sealed cracks were noted to the exterior stucco. This condition potentially could allow water intrusion to the sealed framing. No visible signs of WDO problems as result of the settlement were noted. Except where is mentioned.

Owner should retain a licensed tradesman for advise and/or repair.

### 11D - Section II

**FINDING:** The attached planter filled with soil is creating attraction for Subterranean Termites.

# WEST VALLEY STRUCTURAL CORP.

Page 5 of 6 inspection report

407	Sample Ave	Millbrae	CA	94030
Address of Property Inspected		City	State	ZIP
12/20/2022	11944			
Date of Inspection	Corresponding Report No.		Escrow No.	

**RECOMMENDATION:** Party of interest should consider removing or relocate the same.

## 11E - Section II

**FINDING:** The front porch support posts appears embedded in concrete and absorbing moisture. Probing the exposed surfaces revealed no evidence WDO at the present time.

**RECOMMENDATION:** Owner/Agent should consider making budget for installing new elevated base connector anchored in the slab and prevent WDO problems. Appropriate tradesman be consulted for advice, if concerned.

## 11F - Section I

**FINDING:** The base of the siding is damage by fungus as shown in the diagram.

**RECOMMENDATION:** Cut the damaged siding and repair with new siding of similar design. Primer only.

**NOTE:** If damage extends beyond into any sealed/inaccessible area issue a supplemental report with findings and costs. Owner to kept watertightness all water splash zones.

## 11G - Section I

**FINDING:** Fungus has damage the rafter tail where shown in the diagram.

**RECOMMENDATION:** From below cut the damaged rafter and repair with new wood according local building code. Primer only.

**NOTE:** No liability is accepted for any damage to the roof due to WDO repair.

## 11H - Section II

**FINDING:** Dampwood Termite (dead swarmer) was spotted by the exterior wall shown in the diagram. At the present time we noted no evidence of damage or infestation.

**RECOMMENDATION:** Periodic monitoring and inspection recommended.

## 11I - Section I

**FINDING:** The garage door jambs displayed evidence of fungus damage.

**RECOMMENDATION:** Cut off the base of the jambs and fill any gap with mortar cement.

## 11J - Section I

**FINDING:** Fungus damage the side exterior service door jambs absorbing at the approximate area shown in the diagram.

**RECOMMENDATION:** Cut the damaged portion and fill the void with mortar cement or repair with new wood (filler) without perfect match. Primer only.

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:

# WEST VALLEY STRUCTURAL CORP.

Page 6 of 6 inspection report

407	Sample Ave	Millbrae	CA	94030
Address of Property Inspected		City	State	ZIP
12/20/2022	11944			
Date of Inspection	Corresponding Report No.		Escrow No.	

Poison Control Center	(800) 222-1222
Agricultural Department	(650) 363-4700
Health Department	(650) 573-2519
Structural Pest Control Board	(916) 561-8700
West Valley Structural Co.	(650) 737-0527



**West Valley Structural Corp.**

P.O. Box 2  
So. San Francisco CA 94083  
(650) 737-0527 (510) 552-7420  
chester@westvalleyinspections.com

**WORK AUTHORIZATION**

**Report #: 11944**

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

Address of Property : 407 Sample Ave  
City: Millbrae  
State/ZIP: CA 94030

The inspection report of the company dated, 12/20/2022 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
1B	450.00	0.00	0.00	0.00
1E	0.00	0.00	0.00	0.00
8A	0.00	0.00	350.00	0.00
8B	0.00	0.00	0.00	0.00
8C	1,650.00	0.00	0.00	0.00
10A	0.00	0.00	0.00	0.00
11B	0.00	0.00	0.00	0.00
11D	0.00	0.00	0.00	0.00
11E	0.00	0.00	0.00	0.00
11F	1,250.00	0.00	0.00	0.00
11G	1,390.00	0.00	0.00	0.00
11H	0.00	0.00	0.00	0.00
11I	550.00	0.00	0.00	0.00
11J	550.00	0.00	0.00	0.00
<b>Total:</b>	<b>5,840.00</b>	<b>0.00</b>	<b>350.00</b>	<b>0.00</b>

**GRAND TOTAL: 6,190.00**

Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_ Inspected By: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner's Agent: \_\_\_\_\_ Date: \_\_\_\_\_