WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
Street	Name	San Francisco		6/22/19	8

Arnest Inspections - Structural Pest Report # 12345678

www.sfinsp.com
jarnest@sfinsp.com

236 west portal #347
San Francisco CA 94127

(415) 239-6977
(415) 533-2315

Ordered by:	Property Owner and/or Party of Interest:	Report sent to:
[Order by Name] [Street] [City]	[Owner or Other Name] [Street] [City]	[Report Sent to Name] [Street] [City]

COMPLETE REPORT ☑ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

General Description:
This is a single family dwelling structure.

Inspection Tag Posted: meter

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.

The diagram is on page 3. The report items start on page 4.
Please read the entire report!
Refer any questions to the inspector.

Inspected by: James T. Arnest State License No. OPR 8556 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 or www.pestboard.ca.gov. 43M-41 (REV. 10/01)

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 WOOD DESTROYING PEST AND ORGANISM REPORT.

A Wood Destroying Pest and Organism Inspection Report contains findings as to the presence or absence of wood destroying pest and organisms in visible and accessible areas and 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 Rules and regulations. http://www.pestboard.ca.gov/index.shtml

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 the licenses of either the inspector or the company issuing a Wood Destroying Pest and Organism Inspection Report.

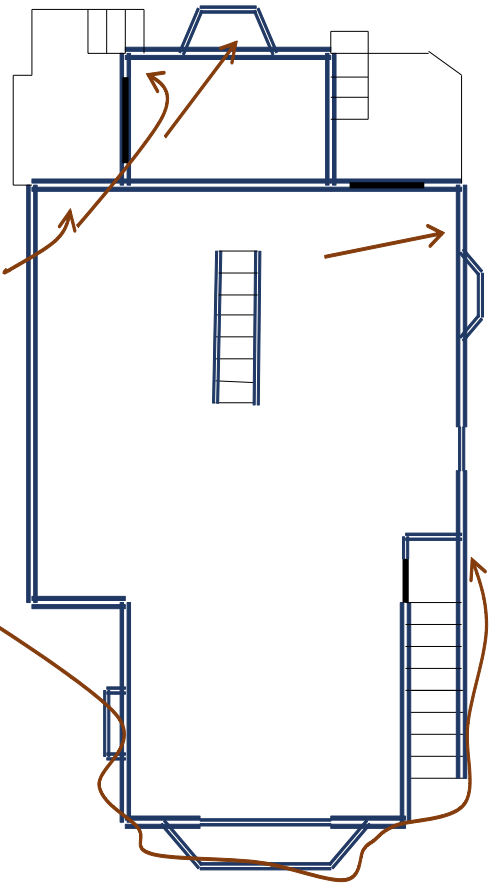
The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, built-in appliances, or cabinet work. Infestations or infections may be active in these areas without 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 costs.

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE INSPECTED. If you want the water tightness of the roof or light well coverings determined, you should contact a roofing contractor who is licensed by the Contractors State License board. Unless otherwise indicated, we did not walk on the roof.

Wood Destroying Organisms Report
Address Inspected: Street Name, San Francisco
Report #12345678, Inspected on Saturday, June 22, 2019

3) Remodeling recommended at kitchen and baths.

1) Replace rear decks and steps. $8,450



4) Test openings and interior conditions indicate wood damage at several locations. Open stucco and estimate repair costs. $1,800

6) Repair dryrot found at the base of door jambs. $250

2) Replace the front steps and porch. $32,950

5) Refer dryrot found at windows and doors to a specialist.

Structural Pest Control Board Act 1990 (f)

The following language shall appear just prior to the first finding/recommendation on each separated report:
"This is a separated report which is defined as Section I/Section II conditions evident on the date of inspection. 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 (indeterminate condition) are defined as area(s) which during the original inspection did not allow the inspector access to complete the inspection and/or cannot be defined as Section I or Section II."

Substructure:

Inspection of the basement framing is restricted due to clutter and storage. Walls and ceilings are covered by drywall and cabinets. Wood framing is mostly not visible. The space below the rear extension is not accessible due to storage.

Recommendation: Inspect when vacant.

Foundation:

Past foundation repair of faulty grade conditions are evident. No faulty grade levels were obvious at this inspection time. Most parts are not accessible to inspection.

Porches and Steps:

1) Section I $8,450.00

Rear decks and steps show extensive wood fungi damage. Parts have been repaired with planks not made of exterior grade wood.

Recommendation: Replace the decks and steps using standard grade exterior grade material (pressure treated framing and tight knot redwood or cedar planks and rail). Upgrade material at extra costs. Alteration of design would require plans.

2) Section I $32,950.00

The wood frame below the front stairs and porch is damaged from past subterranean termite infestation and wood fungi. The repairs that were performed are substandard.

Recommendation: Install new a new front porch and step assembly. Refer to 'Exterior' for repair of stucco wall framing above the porch and steps.

Interior:

3) Section II

Old kitchen and bath fixtures show wear and signs of water damage. Decay from wood fungi is probable below showers and some other fixtures. Inspection at this time is limited by storage and coverings.

Recommendation: Refer to a remodeling contractor.

Exterior:

Stucco is bonded over the foundations (into the soil or below pavement, a condition conducive to termite or moisture entry). No outward signs of wood destroying organisms were noted. Periodic inspection advised. Upgrade estimate upon request.

4) Section I $1,800.00

Damage from dryrot and termites extends above the front porch and steps, and step abutment wall extending upward toward the roof line. Inside we found evidence of Dampwood termites at the bay, wall and both corners. Drilling test openings indicates destroying organism damage at the chimney, at the rear garden window and at walls around the left rear deck. Damage was found around the electric meter cabinet. Damage may exist at areas that we did not drill test openings.

Recommendation: Open large sections of stucco that will allow a more precise evaluation and submit a supplemental report.

5) Section I

Decay was detected at some window sashes and the rear patio doors. We did not open windows to check for function or casing condition. Typically, we do not provide estimates for window repairs. We recommend referral to a window and door specialist.

6) Section I $250.00

The bases of the left side basement entry door jambs show evidence of dryrot.

Recommendation: We recommend that the bases of the jambs be trimmed and the voids be filled with dry packed mortar.

Control Service Agreement Recommended: There may be wood pest organisms at neighboring structures or at inaccessible interior voids (that were not detected at this time or may become evident in the future).
We offer a 'Control Service' that would warranty against wood pest infestation. Specific terms would be defined in a 'Control Service Agreement'. The annual cost would fixed for a period of 3 years. This agreement is particularly beneficial where drywood termites are discovered or where control of a wood pest is not guaranteed.

Common wood pests & treatment types are:

• Subterranean termite: Must have a connection to the colony underground. Treat soil by drilling through the concrete or rodding open soil & injecting the substrate with Termidor. Holes are plugged after treatment. Termidor (Fipronil) is a low level toxicant that has a minimal affect on mammals. After application it leaves virtually no chemical in the air and has no odor. It carries a "caution" label. Info-> http://www.termidorhome.com/

• Drywood Termites: Identified by fecal pellets. They infest inside of wall, floor or ceiling voids (without ground contact or a moisture source). Fumigation is the primary option: Sulfuryl Fluoride http://mbao.org/altmet00/80schneider.pdf . For structures too close together or for localized infestations we use Premise (Imidacloprid) or Termidor, both are non-repellant caution level toxicant (termites carry throughout the colony). Both Premised and Termidor are low level toxicants that have a minimal affect on mammals. After application they leave virtually no chemical in the air and has no odor. They carry a "caution" label. Info-> http://unexco.com/gallery/p75-lab.pdf . We may also recommend 'dusting' at attic voids with a repellant chemical called Tri Die -> http://www.watchall.com/product_information_pdfs/Tri_Die_Bulk_Dust_Label.pdf

• Wood Beetles, Wood Fungus: Locally treat with Tim-bor (diSodium octaBorate tetrahydrate). -> http://www.borax.com/wood/ . Wood Beetles may also be exterminated through fumigation.

• Dampwood Termites: Any one of the above chemicals. This type of termite will die if the excessive moisture source is eliminated! We typically recommend removal during repair of wood fungi and termite damaged wood.

CALIFORNIA 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 by the California Department of Pesticide Regulations 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 conditions are followed or that risks are outweighed by the benefits. The degree of risks depends upon the degree of exposure, so exposure should be minimized.

If within twenty-four 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 additional information contact the County Health Department, County Agricultural Department and the Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento , CA 95815-3831. Your Pest Control Operator - Arnest Termite Control (415) 239-6977

For Health Questions - County Health Department (415) 554-2500

For application information:

- San Francisco County Agricultural Commissioner (415) 252-3830
- San Mateo County Agricultural Commissioner (650) 363-4700
- Marin County Agricultural Commissioner (415) 918-6700
- Santa Clara County Agricultural Commissioner (405) 918-4600

For Regulatory Information: The Structural Pest Control Board (916) 561-9708 or (800) 737-8188

"NOTICE: The **Structural Pest Control Board encourages competitive business practices among registered companies**. Reports on this structure prepared by various registered companies should list the same finding (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly."