

## WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
1015	Sample	San Francisco	94124	11/26/24	10

### Arnest Inspections - Structural Pest Report # 241126A147

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Ordered by:  Joe Jackson c/o Jackson Realty Group 1580 4th St SF, CA 94107	Property Owner and/or Party of Interest:	Report sent to:  Ted Peters c/o Blue Lagoon Realty 1580 4th St SF, CA 94107
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COMPLETE REPORT 
 LIMITED REPORT 
 SUPPLEMENTAL REPORT 
 REINSPECTION REPORT

General Description:  <p style="text-align: center;">This is a dwelling structure.</p>	Inspection Tag Posted: meter Other Tags Posted:
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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, 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](http://www.pestboard.ca.gov). 43M-41 (REV. 04/2015)

**Wood Destroying Organisms Report**  
**Address Inspected: 1015 Sample, San Francisco**  
**Report #241126AI47, Inspected on Tuesday, November 26, 2024**

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.

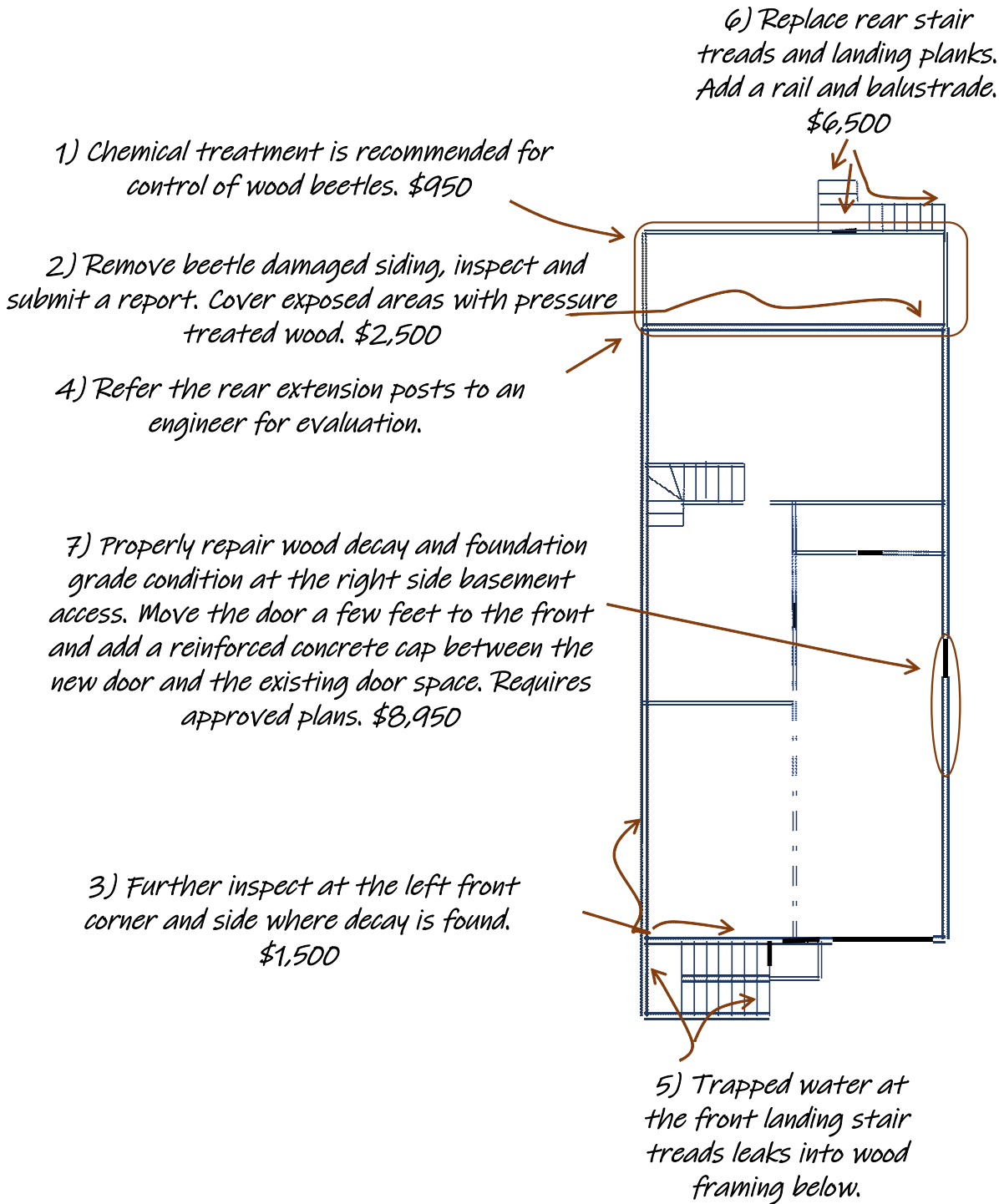
A Wood Destroying Pest and Organism Inspection Report contains findings as to the presence or absence of wood destroying pest and organisms in visible and accessible areas and recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest and Organism Inspection 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.

*Foundation & Demarcations Diagram*



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**Structural Pest Control Board Act 1990 (f) & (d)**

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."

The Structural Pest Control Act requires that the following information shall be included in a Wood Destroying Organisms inspection report or other document: "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 cabinet work; floors beneath coverings, areas where storage conditions or locks make inspection impracticable."

In particular, all of the above apply to this report except where there is no such element in the structure (typically, we do not find porte cocheres or buttresses in a dwelling structure).

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**Substructure:**

The building is constructed over a full basement/garage with finished walls at some rear parts.

There is a section at the rear that is set on posts that are embedded in the ground. This section does not have a proper foundation.

**1) Section I \$950.00**

Wood beetles had been active at the rear extended portion of the substructure. Some limited wood decay is found at the left rear corner rim joist. The decayed wood has been reinforced with a new joist.

Recommendation: Locally treat with Tim-Bor [sodium borate solution] where indications of past infestation has been found. Periodic re-inspection advised.

Local treatment is not intended to be an entire structure treatment method. If infestations of wood destroying pest extend or exist beyond the areas of local treatment, they may not be exterminated.

Fumigation with a toxic gas is the preferred method of eradicating wood beetles or drywood termites from a structure. Fumigation requires sealing the structure in such a manner that may not be practical or acceptable due to close proximity to other structures.

Direct Web info- <http://www.borax.com/wood/>

**2) Section I \$2,500.00**

Heavy wood beetle has been active at some exterior wood siding. Wood framing at the rear interior basement is not visible to inspection. We can not verify that wood beetles are now active.

Recommendation: Remove rear siding boards between the extended area and the finished basement room limited to the readily accessible area. Inspect and submit a report. If wood framing is structurally sound then continue to chemically treat wood with Tim-Bor and re-cover with pressure treated wood. If damage extends upward or beyond the exposed area then repair would be extra.

Note: Extra costs if additional repairs are necessary.

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**Foundation:**

**3) Section I \$1,500.00**

Wood fungi and wet wood is found at the left front side foundation sill plate. The wet wood starts at a point above the first foundation step down which typically indicates a debris built-up between the structures.

Conditions here are unknown.

Damaged wood extends at least to the corner with wet wood extending up the front corner.

Recommendation: Remove some siding and inspect. Submit a supplemental report.

Note: The typical repair may include adding a reinforced concrete cap over the existing foundation or just clearing debris and replacing the foundation sill plate. At the corner, for now I suspect that the wet wood is due to conditions at the front porch landing and abutment wall that is set against the neighbor's wall.

**4) Section II**

Pressure treated posts below the rear extension are set into concrete below the soil grade level. The embedded parts may be subject to wood decay. Compression from the floor load could cause future settlement.

Recommendation: Refer to a structural engineer for advise.

Note: The existing posts do not appear to be in danger of wood decay at this time but conditions are unknown.

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**Porches and Steps:**

**6) Section I \$6,500.00**

Dryrot is found at the at the rear stair treads and deck planks. There is no proper balustrade.

Recommendation: Replace the planks and treads. Reset new rail posts on concrete piers. Install a proper rail.

**5) Section II**

Trapped water at the front landing stairs leaks into wood framing below. The leaks appear to be at the landing and possibly at the abutment wall that is set against the neighbor's wall.

Recommendation: Measure the slope of the landing and step treads to make sure that water will run off properly (slope of 1/8th inch per foot at least). Add metal flashings and caulking at the landing, stairs, and abutment wall where wood is in contact with the neighbor's structure. Then contact a quality painter to seal all wood.

Note: There could be some wood decay at the siding. The lower run of siding should be removed so that a metal flashing can be properly set.

**Interior:**

No wood pest issues were noted.

Wood members that are not visible are considered inaccessible to inspection (wall, floor, and ceiling voids).

Inspection at inaccessible areas would require moving storage or household items or defacement of coverings.

The attic was viewed from an access hatch. We do not enter and inspect attics without a damage waver at extra costs.

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**Exterior:**

**7) Section I \$8,950.00**

Water runs down the right side foundation and leaks into the garage. Past repairs have been made and a new door was installed. The repair was not properly completed and there is some wood decay.

Recommendation: Contact a structural engineer for design change at extra costs.

Proposed Repair: Move the door a few feet, install a foundation cap to eliminate the leaking, and properly repair the wood frame. Install a prehung door and finish the siding as necessary. Estimate is approximate (on the work authorization). Prime paint only included. New siding may not match existing (unless new wood is milled at extra costs).



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**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 repellent chemical called Tri Die -> [http://www.watchall.com/product\\_information\\_pdfs/Tri\\_Die\\_Bulk\\_Dust\\_Label.pdf](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.

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**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."