

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 128	Street 17TH ST	City RICHMOND	Zip 94801	Date of Inspection 02/22/21	Page 1 of 10
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PROFICIENT TERMITE AND CONSTRUCTION CO
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Registration # PR3691



Report # 022221-2

Ordered by: REALTY ONE GROUP EDUARDO LEDESMA 2355 SAN RAMON VALLEY BLVD, STE 100 SAN RAMON, CA 94583 W: 510-799-6388	Property Owner and/or Party of Interest: EDUARDO LEDESMA REALTY ONE GROUP 2355 SAN RAMON VALLEY BLVD, STE 100, SAN RAMON, CA 94583	Report sent to: REALTY ONE GROUP EDUARDO LEDESMA 2355 SAN RAMON VALLEY BLVD, STE 100, SAN RAMON, CA 94583 Phone: 510-799-6388
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: ONE STORY WOOD FRAMED DWELLING	Inspection Tag Posted: SUBAREA
	Other Tags Posted: 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. Diagram is not to scale. Locations are only approximate.

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 - Subterranean Termites 2 - Drywood Termites 3 - Fungus/Dryrot 4 - Other Findings 5 - Unknown Further Inspection

1	2	3
4	5	6
7	8	9

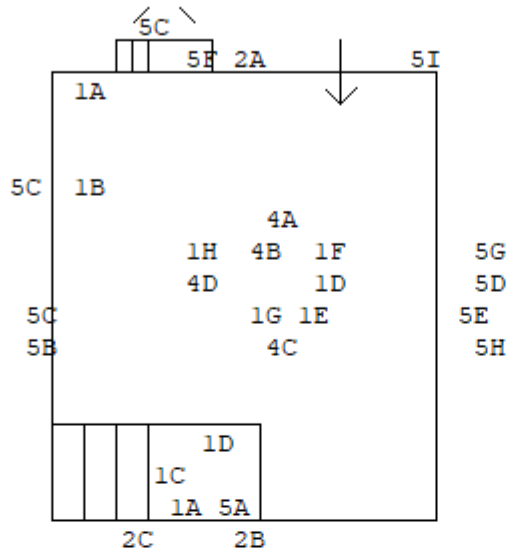
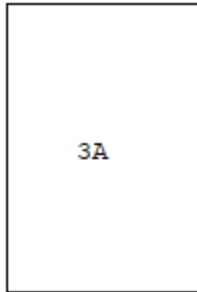


DIAGRAM NOT TO SCALE

Inspected by: RANKIN, ROBERT State License No. FR54924 Signature *Robert Rankin*

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. 10/01)

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NOTE: Diagram(s) on the front page of this report is/are not to scale and findings are at approximate location of the structure and may extend further than outlined and/or may extend in more than one area. Always go over the report whenever possible, with the person making this inspection if unsure as to the amount or extent of damage. We are not responsible for misunderstanding of the reading of this inspection report. Sometimes there may be only one(1) circle on the diagram, but there may be in fact 3 or more areas that are damaged. Persons completing these repairs should be aware of this and should also make their own visual/physical inspection of the property prior to starting any work.

NOTE: Items described throughout this report are conditions found on the date of this inspection only. Proficient Termite and Construction Co and its employees are not liable for any damage resulting from failure to correct these conditions or for conditions present but not evident at the time of our inspection because of non-disclosure by owner/tenant or parties in interest.

NOTE: This inspection and report to which it pertains, is issued without guarantee or warranty, expressed or implied. The completion of the recommendations contained in this report, to be completed by this firm, will be accomplished when authorized by owner/agent.

NOTE: Our estimate includes all repairs indicated, even if they extend further than outlined, unless we recommend further inspection. If other parties, e.g., contractors, handymen, etc., underestimate these repairs, it is their responsibility to be responsible for any additional costs.

NOTE: Reports on this structure prepared by various registered companies, should list the same findings (i.e. fungus damage, termite damage, termite infestation, etc.). However, the recommendations to correct these findings may vary from company to company. Therefore, you may wish to seek a second opinion since there may be an alternative method of correcting the findings listed on this report that may be less costly.

NOTE: This company will re-inspect. However, we will not guarantee or assume any responsibility for any repairs performed by others. Unless we are completing all of the repairs, this company will not assume any responsibility for any repairs or damage more extensive than outlined in our Original Report. Should damage extend further than outlined in our report, persons completing work assume responsibility for performing these repairs.

NOTE: This company will re-inspect repairs performed by others within four(4) months of the Original Inspection. A charge, if any, can be no greater than the Original Inspection fee for each re-inspection. The re-inspection is a visual inspection and if an inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantee must be received from person(s) responsible for performing these repairs.

NOTE: This is a separated report which is defined as Section1/Section2 conditions evident on the date of this 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(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section 1 or Section 2.

ITEM 1: This inspection and report are of visible and accessible portions of the structure(s) shown on the diagram only. Personal items such as: furniture, appliances, stored articles, etc. are not moved during a routine inspection. Interior of hollow walls, areas under or behind cabinets and built-ins, area under floor coverings and carpet are not inspected on a routine inspection. These areas could be inspected upon request and at an additional charge, after they have been made accessible by others.

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ITEM 2: Should any infection, infestation, damage or adverse conditions be discovered in a concealed area, this company will file a supplemental report with findings and additional cost for repairs. This company is not responsible for controlling such infection or infestation, or for repairing same.

ITEM 3: Owner/tenant acknowledges and agrees that the inspection of the premises does not include any type of inspection for the presence or non-presence of asbestos and/or mold and that this report does not include any findings or opinions regarding the presence or absence of asbestos and/or mold in, upon, or about the structure. We recommend that you contact a licensed contractor who engages in asbestos and/or mold removal or repair. Further, should we discover the presence of asbestos and/or mold during our inspection or repairs to the premises, or should our inspection or repairs to the dwelling cause a release of asbestos and/or mold dust or particles, owner/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and/or mold and cost of thereof. Owner/tenant and/or parties in interest hereby agree to waive any and all claims against this company which are in any way related to the presence or non-presence of asbestos and/or mold in, upon or about the premises, and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by a third party, including this company harmless from any and all claims of any nature asserted by a third party, including this companies' employees, which is in any way related to the presence or absence of asbestos and/or mold in, upon or about the structure or structures.

ITEM 4: This inspection does not include any infestation for any type of household pests, insects or rodents, such as fleas, bees, ants, mice, roaches or any type of general pests covered by the Structural Pest Control Board Branch 2 licensee. Should parties in interest be concerned, we recommend that they contact a General Pest Control Company licensed in that field.

ITEM 5: Should the building department require any additional repairs or changes, there will be an additional charge if work is completed by this company.

ITEM 6: This inspection and report are designed to identify damage as the result of wood destroying pest and organisms and conditions which lead to same. Any information concerning this structure and bringing it into any state or local building code compliance, should be directed to local building departments.

ITEM 7: This company makes no guarantee or warranty, expressed or implied regarding infection, infestation or adverse conditions present, but not evident at the time of inspection.

ITEM 8: The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a licensed roofing contractor who is licensed by the Contractors State License Board.

ITEM 9: There may be health-related implications associated with the finding reflected on this report. We are not qualified to render any opinion concerning any such health implications, and no such opinion is expressed. The inspection reflected by this report was limited to visible and accessible surfaces only; we are not qualified to render any opinion as to indoor air quality, and no such opinion is expressed. Any questions concerning any health-related implications which may be associated with the findings or recommendations (including recommendations for structural repairs) that are reflected in this report, or concerning indoor air quality, should be directed to a qualified professional.

ITEM 10: PHOTOS MAY NOT SHOW FULL EXTENT OF DAMAGE AND/OR EVERY LOCATION OF DAMAGE. THESE PHOTOS ARE FOR REFERENCE ONLY! PROFICIENT TERMITE AND CONSTRUCTION CO. RECOMMENDS THAT YOU READ ENTIRE REPORT. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT US WE WILL BE HAPPY TO ADDRESS ANY QUESTIONS OR CONCERNS.

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SUBSTRUCTURE:

1A. Forms are fungus damaged.

RECOMMENDATION: Remove and omit. SECTION 1 ITEM

1B. Fungus damage present to framing.

RECOMMENDATION: Repair or replace fungus damaged wood members as necessary and prime paint new wood. SECTION 1 ITEM.

1C. Fungus damage present to framing and subfloor.

RECOMMENDATION: Repair or replace fungus damaged wood members as necessary and prime paint new wood.

NOTE: SHOULD FLOORING BECOME DAMAGED A SUPPLEMENTAL REPORT WILL BE ISSUED. SECTION 1 ITEM.

1D. Surface fungus was noted on the wood members in the subarea.

RECOMMENDATION: Scrape and treat the infected wood members with TIM-BOR, a registered fungicide. (See Chemical Sheet for active ingredients). SECTION 1 ITEM.

1E. Floor, in bath, is fungus damaged.

RECOMMENDATION: Remove commode(s) and repair damage as necessary. Install new underlayment with new, neutral color, standard grade linoleum and reset commode(s) on a new wax seal(s). NOTE: IF PRIOR COLOR SELECTION IS NOT MADE, A NEUTRAL COLOR WILL BE INSTALLED. SECTION 1 ITEM

1F. Herco ring is of a lead design which does not comply with local building codes.

RECOMMENDATION: Replace lead ring with one of ABS or cast iron design with a new Herco ring. This will be performed in conjunction with repairs mentioned at Item: 1E. SECTION 1 ITEM.

1G. Others cut framing and improperly repaired area under bath.

RECOMMENDATION: Repair area in conjunction with ITEMS: 1E and 1F. Make necessary repair to meet local building codes. SECTION 1 ITEM

1H. Fungus infected cellulose debris is on subarea soil.

RECOMMENDATION: Remove cellulose debris from subarea soil of a size large enough to rake. SECTION 1 ITEM.

DECKS AND PATIOS:

2A. Fungus damage present to framing.

RECOMMENDATION: Repair or replace fungus damaged wood members as necessary and prime paint new wood. SECTION 1 ITEM.

2B. Fungus damage present to deck trim.

RECOMMENDATION: Repair or replace fungus damaged wood members as necessary and prime paint new wood. SECTION 1 ITEM.

2C. Fungus damage present to deck framing and steps.

RECOMMENDATION: Repair or replace fungus damaged wood members as necessary and prime paint new wood. SECTION 1 ITEM.

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GARAGES:

3A. Closed walls prevent inspection of framing members. Visual inspection of finished surfaces revealed no evidence of adverse conditions to justify further inspection at this time.

RECOMMENDATION: Owner to have periodic inspections made as a part of property maintenance. SECTION 2 ITEM

INTERIOR:

4A. Marlite on tub-shower walls appear to be in serviceable condition as no evidence of leakage was observed at this time.

RECOMMENDATION: Owner to keep area well sealed as part of property maintenance. SECTION 2 ITEM.

4B. Commode is loose in bathroom.

RECOMMENDATION: Secure existing commode on a new wax seal.

NOTE: SHOULD HERCO RING(S) BE FOUND TO BE DAMAGED DURING COURSE OF REPAIRS, A SUPPLEMENTAL REPORT WITH ADDITIONAL COST WILL BE ISSUED. SECTION 1 ITEM (SECTION I ITEM)

4C. Due to building code regulations: Installing of smoke detectors and carbon monoxide detectors price cannot be given. Should parties in interest desire smoke detectors and carbon monoxide detectors to be installed by Proficient Termite and Construction Co price will be given at a later date. SECTION 2 ITEM (SECTION II ITEM)

4D. Settlement cracks noted to interior of dwelling. This is a statement of finding and is mentioned as information only. INFORMATION ITEM

EXTERIOR:

5A. Sealed roof overhang makes rafter ends and roof sheathing inaccessible to inspection. No evidence of any damage present at this time. However, no guarantees are extended to inaccessible areas. INFORMATION ITEM

5B. Fungus damage present to electrical door.

RECOMMENDATION: Repair or replace fungus damaged wood members as necessary and prime paint new wood. SECTION 1 ITEM. (SECTION I ITEM)

5C. Fungus damage present to roof framing and sheathing.

RECOMMENDATION: Repair as necessary to eliminate this structural deficiency and prime paint new wood.

Owner to have roof covering patched by a licensed roofing contractor after repairs have been performed. SECTION 1 ITEM. (SECTION I ITEM)

5C. Additional picture for ITEM: 5C

5D. Roof covering may be damaged during course of repairs at ITEM(S): 5C and 5F.

RECOMMENDATION: Owner to engage a licensed roofing contractor to evaluate and repair roof covering if needed. No warranty is extended by this company to any roof leaks. SECTION 2 ITEM.

5E. Roof covering was not inspected.

RECOMMENDATION: Owner and/or parties in interest to contact a licensed roofing contractor for advice and warranties regarding the roof covering, gutters and down spouts as PROFICIENT TERMITE AND CONSTRUCTION CO extends no

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guarantee to the roof covering, gutters and down spouts. SECTION 2 ITEM.

5F. Fungus damage present to soffit and roofing.

RECOMMENDATION: Repair or replace fungus damaged wood members as necessary and prime paint new wood. SECTION 1 ITEM.

5G. Right side of dwelling could not be inspected due to neighbor's yard.

RECOMMENDATION: Owner to make area accessible then call Proficient Termite and Construction Co to perform a further inspection and issue supplemental report. FURTHER INSPECTION ITEM

5H. Metal security bars are on bedroom windows.

RECOMMENDATION: Owner to contact local building department for information regarding security bars on bedroom windows. SECTION 2 ITEM.

5I. Foundation is marginal to concrete with no damage at time of inspection.

RECOMMENDATION: Owner to have periodic inspection as part of property maintenance. SECTION 2 ITEM

SHOULD PARTIES IN INTEREST HIRE OUTSIDE CONTRACTORS TO MAKE REPAIRS, WE ENCOURAGE PARTIES IN INTEREST TO CHECK FOR LICENSE, BONDS, INSURANCE (WORKMAN'S COMPENSATION INSURANCE) TO PROTECT HOMEOWNERS PROPERTY AND INTEREST.

SHOULD OTHERS UNDERTAKE THESE REPAIRS, WE RECOMMEND PARTIES IN INTEREST TO MAKE PERSONS RESPONSIBLE FOR REPAIRS, PAY ALL INTERIM INSPECTION FEES AND REINSPECTION FEES.

GUARANTEE:

Repairs performed by PROFICIENT TERMITE AND CONSTRUCTION CO are guaranteed for a period of one (1) year from the date of issuance of NOTICE OF COMPLETION. 30 day guarantee on all caulking and grouting. 30 day guarantee on plumbing repairs. NO GUARANTEE is extended to settlement, owners neglect, acts of nature, swimming pools, hot tubs, seepage, drainage problems, fumigation, roofing, inaccessible areas, general pest or any other structure on the property not mentioned in the body of this report. NO GUARANTEE is extended to items not completed by PROFICIENT TERMITE AND CONSTRUCTION CO. THERE IS NO GUARANTEE TO INSPECTION OR REPAIRS IF PAYMENT IS NOT RECEIVED WITHIN 90 DAYS OF ISSUANCE OF NOTICE OF COMPLETION.

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.

Full payment of contracted price is due upon issuance of Notice of Work Completed. Exception: (1) OPEN ESCROW, (2) Prior arrangements are made between PROFICIENT TERMITE AND CONSTRUCTION CO and the person signing

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this contract.

PROFICIENT TERMITE AND CONSTRUCTION CO will file a Mechanics Lien on the property if payment is not received within 55 days after Notice of Work Completed is issued.

REINSPECTION FEE IS THE SAME AS THE ORIGINAL INSPECTION FEE.

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1A:



1C:



1A:



1D:



1B:



1D:



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1E:



2B:



1F:



2C:



2A:



2C:



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5B:



5C:



5C:



5C:



5C:



5C:

