

Wood Destroying Pests and Organisms Inspection Report

Building No. 11601 Pebblepointe Pass	Street	City Newport Beach	Zip 96259	Date of Inspection 7/17/2007	Number of Pages 6
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ABC Pest Group
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A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED

Registration #: 1234567890	Report #:	Escrow #:
Ordered By: Tri Country Realty PO Box 2831 Newport Beach, CA, 92659	Property Owner and/or Party of Interest: Rusty Jones 9830 Beach Avenue Newport Beach, CA 92659	Report sent to: Tri Country Realty PO Box 2831 Newport Beach, CA, 92659

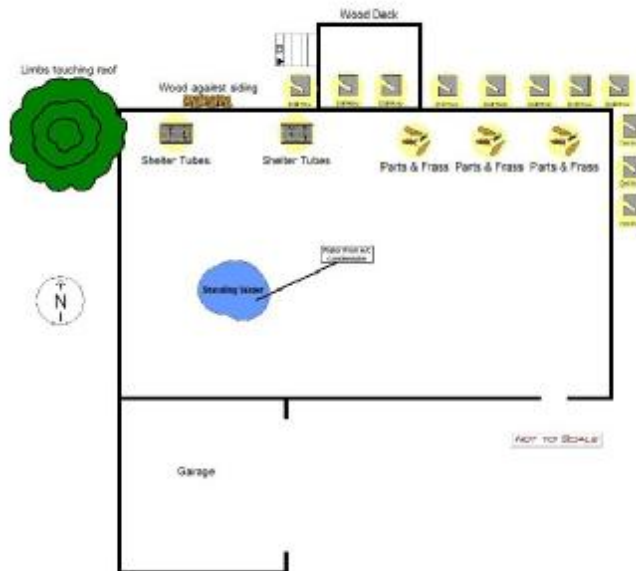
COMPLETE REPORT **LIMITED REPORT** **SUPPLEMENTAL REPORT** **REINSPECTION REPORT**

General Description: 1 story single family residence with no garage.	Inspection Tag Posted: Water Heater
	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. Items Are In Approximate Location



Inspected by: Sam Eagleye State License No. 123456 Signature Sam Eagleye

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) 581-8708 or (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

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NOTICES

INACCESSIBLE AREAS

This inspection and report covers the visible and accessible areas of the building shown on the diagram. Interiors of hollow walls, inaccessible areas, spaces between floor and ceilings below, spaces between a deck and a soffit below, stall showers over finished ceilings with no evidence of water staining on finished ceiling below, buttress areas and walls that are covered or hidden by furniture, appliances, cabinets, storage and/or personal possessions and locked areas and/or any area where inspection is only possible through tearing out or defacing of finished work are considered inaccessible and not inspected. Such inspections would be cost prohibitive and impractical unless otherwise noted herein.

We do not guarantee the work of others. We will reinspect the work performed by others if performed within four months from the date of the original inspection. A building permit is required and must be on site at time of reinspection.

DAMAGE NOT RECOMMENDED IN THIS REPORT

NOTE: In the event additional or hidden damage is found in the course of repairs, ABC Pest Control shall perform said repairs unless the area in question is specifically excluded in this report. Should any other firm or person undertake repairs on this property, ABC Pest Control shall not be liable for hidden damage discovered in the course of repairs.

Only a licensed pest control firm may apply any chemical for treatment of wood destroying organisms including fungicides (for exception see sec. 8555 of the Business & Professional Code, Division 3).

AUTHORIZATION OF WORK LIMITATION

If ABC PEST CONTROL IS NOT AUTHORIZED TO PERFORM THE WORK IN THIS REPORT WITHIN FOUR MONTHS OF THE DATE OF THIS INSPECTION, A NEW INSPECTION WILL BE REQUIRED AND A NEW AUTHORIZATION OF WORK WILL BE CREATED. SAID INSPECTION WILL BE PERFORMED AT THE OWNER OR PERSON OF INTEREST'S EXPENSE. COST OF THE REINSPECTION WILL NOT EXCEED THE COST OF THE ORIGINAL INSPECTION.

GUARANTEE

All work performed by this company is guaranteed for a period of one year from the date of completion with the exception of plumbing work, caulking, sealing or linoleum work which is guaranteed for a period of sixty (60) days. Operations are covered by liability insurance, general contractor license, bond, city license and permit. All employees are covered by Workman's Compensation Insurance.

This inspection is for the purpose of identifying the presence or absence of wood destroying organisms only. ABC Pest Control does not cite violations of building codes nor perform an all encompassing building inspection. Foundations are inspected below or above adjoining grade levels only and a structural evaluation is not performed or made a part of this Structural Pest Control inspection. It is recommended that persons desiring information regarding electrical, plumbing, structural or general operating systems of this structure hire a qualified building property inspection firm to inspect these areas.

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.

SEPARATED REPORT

A separated report has been requested which is defined as SECTION I / SECTION II conditions evident on the date of the inspection. SECTION I contains items where there is evidence of active infestation, infection or condition resulting in or from infestations or infections. SECTION II items are conditions deemed likely to lead to infestations or infections 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 to complete his inspection and cannot be defined as SECTION I or SECTION II.

MOLD

THIS PROPERTY WAS NOT INSPECTED FOR THE PRESENCE OR ABSENCE OF HEALTH RELATED MOLDS OR FUNGI AND OR INDOOR AIR QUALITY. BY CALIFORNIA LAW, ABC PEST CONTROL IS NEITHER QUALIFIED, AUTHORIZED NOR LICENSED TO INSPECT FOR HEALTH RELATED MOLDS OR FUNGI. IF INFORMATION IS DESIRED ABOUT THE PRESENCE OR ABSENCE OF HEALTH RELATED MOLDS REGARDING THIS STRUCTURE YOU SHOULD CONTACT AN INDUSTRIAL HYGIENIST. ANY HEALTH RELATED IMPLICATIONS WHICH MAY BE ASSOCIATED WITH THE FINDINGS OR RECOMMENDATIONS (INCLUDING REPAIRS RECOMMENDED) THAT ARE REFLECTED IN THIS REPORT OR CONCERNING INDOOR AIR QUALITY SHOULD BE DIRECTED TOWARDS A QUALIFIED PROFESSIONAL AND OR PROPERLY LICENSED HYGIENIST.

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FINDING & RECOMMENDATIONS

FINDING: The subarea contains stored goods that conceal a portion of the sub-structure. II

STALL SHOWER

FINDING: Inspection of upper floor stall shower (over finished ceiling) was made in accordance with Section 1991. No water test was performed. No evidence of a shower leak, water related damage or excessive moisture found.

RECOMMENDATION:

RECOMMENDATION: Fumigate the structure for the control of the wood destroying beetles. Owner or agent to prepare the structure for fumigation as per list of instructions to be furnished by this company. The structure must be vacated until released for reentry by the licensed fumigator.

1C RECOMMENDATION: Fumigate the structure for the control of the wood destroying beetles. Owner or agent to prepare the structure for fumigation as per list of instructions to be furnished by this company. The structure must be vacated until released for reentry by the licensed fumigator.

FOUNDATIONS

1B FINDING: Evidence of the subterranean termites entering the structure through cracks and/or voids in the brick/ hollow block foundation. C04 Faulty grade level and evidence of the subterranean termites noted at the foundation,

FINDING: The blade test indicated earth wood contact at the earth filled porch. Evidence of subterranean termites noted at the wood members behind the porch.

FINDING: Inadequate ventilation in the attic

RECOMMENDATION: Consult with roofing professional to determine the amount of extra ventilation needed.

ABUTMENTS

FINDING: The installation of the openings at the base of the abutment revealed that the abutment does not comply with Section 1991. evidence of XXXXXXXX noted at the abutment.

FINDING: The closet in which the attic opening is located contains storage that prevents access to the attic opening.

FINDING:,Evidence of wood boring beetles noted at the deck.

FINDING: Bathroom floor covering is buckled/softened adjacent to the toilet.

FINDING: Drywood termite damage to the roof sheathing.

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CONDUCTIVE CONDITIONS NOTED AT THE TIME OF THE INSPECTION

It is important that all parties reading this report understand that this report covers the accessible areas of the structure only. There are many inaccessible areas in a structure (see inaccessible areas on page 2 of this report). ABC Pest Control does not warrant or make any representation as to the interior or hollow spaces of walls or ceiling. These areas are considered inaccessible. Further inspection recommendations are made where there are visible signs of infestations or infections. Otherwise, the areas as noted on page two of this report are considered inaccessible and were not inspected or include in this report.

No representation is made by ABC Pest Control regarding the roof covering or roofing components on this home. We are not licensed roofers and are not qualified to inspect these areas as a termite operator. We recommend that the owner or party of interest engage the services of a licensed roofing contractor for recommendations and or repairs as necessary.

The foundation of this structure was inspected for relationship to soil grade levels only (i.e. faulty grade conditions). No structural analysis was performed on the foundation or supporting soils. This type of inspection is outside the scope of this inspection.

Kitchens, bathrooms and laundry areas are a primary concern for fungus damage and decay due to moisture that can be present in these areas. Countertops, floor coverings, tub areas and shower walls should be kept well sealed and caulked at all times. Tile surfaces should be kept grouted and sealed on a regular basis. Glass tub and shower enclosures should be kept caulked and sealed at all times.

Wood Destroying Organism Inspection Addendum

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Addendum

Large empty rectangular area for the addendum content.

Inspector's Name:
Sam Eagleye

State License No. 123456

Signature *Sam Eagleye*

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AUTHORIZATION AGREEMENT

SECTION I	AMOUNT	SECTION II	AMOUNT	AMOUNT
1B	\$799.00			
1C	\$2.00			
TOTAL \$801.00		TOTAL		TOTAL PERMIT FEES _____
				GRAND TOTAL \$801.00

All prices quoted are subject to acceptance within (30) days.

Note: It is the owner's responsibility to supply and make available 110V electrical power and water at his cost for the completion of said work.

United Termite Control, Inc. will use reasonable care not to damage plants or landscaping. Owner may wish to transplant or remove any plants in the vicinity of the areas where work is to be performed.

All disturbed surfaces either interior or exterior, unless otherwise stated in the proposal will be prime painted only (one coat white primer) and no finish painting, staining or wallpapering is included.

If while completing proposed work, defective conditions are found or additional work beyond that specified in this proposal is required by a city or country building inspector will be executed only on written orders and will become an extra charge over and above the proposal. If the work work proposed amounts to more than \$1,000 dollars installation of smoke detectors are required by the building department. In signing of this proposal, ABC Pest Groupis guaranteed that the required smoke detectors will be installed by the owner at his cost prior to the completion of our work.

Terms under this contract are net cash upon completion of work unless otherwise stated. Payment is to be made to ABC Pest Group upon demand once work is completed and invoiced. There is a 1-1/2% service charge per month on overdue accounts. **Both parties to this contract agree that any controversy or claim arising out of or relating to this contract, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association under its Construction Industry Arbitration Rules, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.**

To cancel this contract, it must be done in writing. You will be responsible for building permits purchased and or any other expenses incurred by ABC Pest Group prior to date of cancellation, plus 10% of the contract amount.

NOTICE TO OWNER: Under California Mechanics Lien Law any contractor who contracts to do work for you, including any subcontractor, laborer, supplier or any other person who helps to improve your property, but is not paid for his work or supplies, has a right to enforce a claim against your property. This means 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 contractor 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." Contractors and laborers for wages do not have to provide such notice. A preliminary notice is not a lien against your property. Its purpose is to notify you of the persons who may have a right to file a lien against your property if they are not paid.

IF CONTRACT AWARDED IS OVER \$5,000 A PAYMENT SCHEDULE WILL BE REQUIRED



I have read and understand the above _____ Date



Inspector Signature _____ Date **5/7/2007**

INSPECTION PHOTOS



Shelter tube in center of living room # 1



2



Entrance to crawlspace # 3



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