

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 1635	Street Clearview Drive	City San Leandro	ZIP 94577	Date of Inspection 05/21/2020	Number of Pages 5
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Sentinel Inspection Services

4120 Pomona Way
Livermore CA 94550
(925) 443-6723

Brianhandy925@gmail.com

Report # : 10436

Registration # : PR7101

Escrow # :

CORRECTED REPORT

Ordered by: Roger Clark Lifestyle Real Estate Services	Property Owner and/or Party of Interest: Terry Tarte	Report sent to: Roger Clark Lifestyle Real Estate Services
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

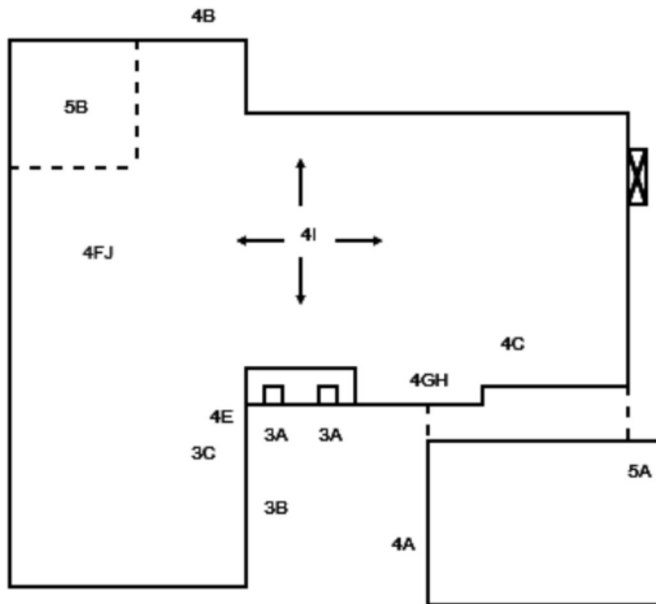
GENERAL DESCRIPTION: One story, single family house on a concrete perimeter foundation	Inspection Tag Posted: Subarea
	Other Tags Posted:

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



Inspected By: Patrick Brian Handy
 State License No. OPR12634
 Signature: *Patrick Brian Handy*

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)

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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.

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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.

3. FUNGUS / DRYROT:

3A - Section I

FINDING: Posts are fungus damaged at the front porch.

RECOMMENDATION: Remove and replace the damaged posts in a manner consistent with industry standards. The cost approximation for the repair of this item is about \$1250.

3B - Section I

FINDING: The threshold and adjacent jambs are fungus damaged.

RECOMMENDATION: Remove and replace the fungus damaged material in keeping with industry standards. The cost approximation for the repair of this item is about \$565.

3C - Section I

FINDING: The underlayment is damaged due to excessive moisture conditions in the hall bathroom.

RECOMMENDATION: Remove the damaged underlayment and replace it with new material. The underlayment will need a new floor covering as well. The cost approximation is about \$620.

4. OTHER FINDINGS:

4A - Section II

FINDING: The paint is peeling at the decorative beams, rendering them vulnerable to potential infection by fungus.

RECOMMENDATION: Owner or interested parties are advised to employ the services of an appropriate licensed painting contractor to scrape these surfaces and apply new paint or other wood sealer.

4B - Section II

FINDING: The grade slopes toward the foundation instead of directing the water away from the foundation. This referred to as a reverse grade.

RECOMMENDATION: Correct the faulty grade by correcting the grade or by installing a drainage system.

4C - Section II

FINDING: A plumbing leak was noted at the icemaker line under the bar sink.

RECOMMENDATION: Repair the leak.

4D - Section II

FINDING: Water stains were noted on the ceiling/roof structure in the living room, family room, and water heater closet indicating a possible roof leak.

RECOMMENDATION: The owner should employ a licensed roofing contractor to inspect and/or repair the roof.

4E - Section II

FINDING: Cracked and/or missing grout was noted at the tile joints of the shower in the hall bathroom.

RECOMMENDATION: Regrout the tile joints to prevent future problems.

4F - Section II

FINDING: Some caulk is needed at the junction between the floor and the bathtub / shower pan in the master bathroom. The floor is not damaged at this time.

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RECOMMENDATION: Recaulk the areas where it is missing.

4G - Section II

FINDING: Missing and / or cracked grout was observed between the counter top and the sink located in the kitchen. No visible leakage or damage was noted at this time.

RECOMMENDATION: RegROUT the areas where it is missing.

4H - Section II

FINDING: A plumbing leak was noted at the drain line in the kitchen.

RECOMMENDATION: Repair the leak.

4I - Section II

FINDING: Cellulose debris (wood, paper products) was noted in the subarea.

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

4J - Section II

FINDING: A leak was noted at the drain of the stall shower in the master bathroom.

RECOMMENDATION: Owner should employ an appropriate trades-person to locate and to repair the leak. This firm declines to submit an estimate or bid for this recommendation.

5. FURTHER INSPECTION:

5A - Further Inspection

FINDING: The areas of the walls and foundation in the garage are inaccessible due to cabinetry is as noted in the diagram.

RECOMMENDATION: The owner should remove the cabinetry and call for further inspection of the garage. For an additional charge not to exceed the cost of the original inspection, the garage will be inspected and a supplemental report will be issued and any findings and recommendations will be listed along with estimates for repair and/or treatment, if within the scope of this company's operations.

5B - Further Inspection

FINDING: One of the subareas was inaccessible for inspection due to a lack of an access opening. No opinion is rendered concerning the conditions in the area at this time.

RECOMMENDATION: Owner should engage the services of an appropriate trades-person to install an access opening and call for an inspection. For an additional charge not to exceed the cost of the original inspection, an inspection of the attic area will be made with the findings and recommendations (if any) listed on a supplemental report along with estimates for repair and/or treatment, if within the scope of this company's operations.

NOTES:

Note A

NOTE: The enclosed areas of the soffits are inaccessible for inspection. There is a possibility of damage to the wood framing within, but because this is a visual inspection, we can't know if any issues exist.

Note B

NOTE: The stucco siding extends beneath the outside grade level creating/providing possible points of entry for wood destroying organisms behind the stucco into the structure. No evidence of active infestation/infection was noted at the time of this inspection as a result of this condition. Periodic inspection is advised.

Note C

NOTE: I performed a visual inspection of the attic from the access opening only, under limited lighting conditions. The possibility of losing ones footing or balance can result in damage to the ceilings. For this reason, defects may be discovered at a later date.

Note D

NOTE: Sentinel Inspection Services does not perform wood repairs. We only perform treatments for wood destroying organisms, such as drywood termites, subterranean termites, wood boring beetles, fungus infections, etc.

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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:

Poison Control Center	(800) 222-1222
Agricultural Department	(510) 670-5232
Health Department	(510) 267-3230
Structural Pest Control Board	(916) 561-8700
2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815	



Sentinel Inspection Services

4120 Pomona Way

Livermore CA 94550

(925) 443-6723

Brianhandy925@gmail.com

WORK AUTHORIZATION

Report #: 10436

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

Address of Property : 1635 Clearview Drive

City: San Leandro

State/ZIP: CA 94577

The inspection report of the company dated, **05/21/2020** 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
3A	1,250.00	0.00	0.00	0.00
3B	565.00	0.00	0.00	0.00
3C	620.00	0.00	0.00	0.00
4A	0.00	0.00	0.00	0.00
4B	0.00	0.00	0.00	0.00
4C	0.00	0.00	0.00	0.00
4D	0.00	0.00	0.00	0.00
4E	0.00	0.00	0.00	0.00
4F	0.00	0.00	0.00	0.00
4G	0.00	0.00	0.00	0.00
4H	0.00	0.00	0.00	0.00
4I	0.00	0.00	0.00	0.00
4J	0.00	0.00	0.00	0.00
5A	0.00	0.00	0.00	0.00
5B	0.00	0.00	0.00	0.00
Total:	2,435.00	0.00	0.00	0.00

GRAND TOTAL: 2,435.00

Property Owner: _____ Date: _____ Inspected By: _____ Date: _____

Owner's Agent: _____ Date: _____