



SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 2370 Scout Rd., Oakland, CA 94611

04/25/2016

W11683

Date

Report #

What is a Wood Destroying Pest and Organism Inspection Report?

The following 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 finding as to the presence or absence of wood destroying insects or organisms in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, infections, or conditions found. The contents of the wood destroying pest & organism inspection report are governed by the structural pest control act and its rules and regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to this report. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The following areas are considered inaccessible for purposes of inspection or are not included in a normal inspection report and therefore are excluded in this report: the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship.

Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or, insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing out lumber, masonry or finished work; make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

Certain areas may be inaccessible for inspection due to construction or storage. We recommend further inspection of areas where inspection was impractical. Re: Structural Pest Control Act, Article 6, section 8516 (b), paragraph 1990 (l). Amended effective March 1, 1974. Stall shower, if any, are water tested in compliance with Section 1991 (12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee. Although we make a visual examination, we do not deface or probe into window or door frames, decorative trim, roof members, etc., in search of wood destroying pests or organisms.

"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."

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

**NOTE: "The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contract a roofing contractor who is licensed by the Contractor's State License Board."**

"NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Via Diamond Termite's bid or you may contract directly with another registered company licensed to perform the work.

If you choose to contract directly with another registered company, Via Diamond Termite will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform."

**"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.

"Local treatment is not intended to be an entire structure treatment method. If infestations or wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated."

This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation of 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 the inspection and cannot be defined as Section I or Section II.

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**FINDINGS AND RECOMMENDATIONS**

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- NOTE: Via Diamond Termite needs 2 days to complete work repairs. Any question contact us at (562) 229-0701.
- NOTE: Note: Commencement of Section I or Section II work may reveal additional Section I work, i.e. fungus, wood decay, termites, etc. Should this occur, a supplemental report and estimate for the cost of any additional repairs and/or treatment may be necessary. This company is not responsible for any areas not inspected.
- NOTE: Loose sheathing was noted at time of inspection. This damage was not caused by wood destroying organisms. A proper tradesman should be contacted to inspect and repair if deemed necessary by parties involved. See #1 on diagram.
- NOTE: Cosmetic Damage noted at time of inspection to deck flooring as indicated on the diagram as #2. NOTE: Cosmetic Damage is not caused by wood destroying organisms. Via Diamond Termite does not repair cosmetic damage.
- NOTE: Inaccessible areas noted underneath front and side of deck were not inspected due to limited access.
- NOTE: Cosmetic Damage noted at time of inspection to sheathing as indicated on the diagram as #4. NOTE: Cosmetic Damage is not caused by wood destroying organisms. Via Diamond Termite does not repair cosmetic damage.
- NOTE: The attic was insulated; therefore, our inspection is limited to the visible and accessible wood members only. Partially inaccessible areas noted at attic were not inspected due to limited access due to insulation. These areas are not included in the report or guarantee.
- NOTE: Partially inaccessible areas noted at garage were not inspected due to limited access due to drywall and concrete. These areas are not included in the report or guarantee.
- NOTE: Repair work has been performed prior to Via Diamond Termite's inspection of the property. Via Diamond Termite is not responsible or liable for any of these repairs or quality of the workmanship nor issues report or guarantee on the same. See #5 on the diagram.

- Substructure:** Slab
- Stall Shower:** Not Inspected due to no running water
- Foundations:** Concrete Above Grade
- Porches - Steps:** Concrete
- Ventilation:** On a Concrete Slab
- Abutments:** None
- Attic Spaces:** Accessible, Partially inspected due to insulation
- Garages:** Inspected, Partially inspected due to drywall and concrete

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**- Findings and Recommendations continued from previous page -**

**Decks - Patios:** Wood, Cosmetic damage note at time of inspection to deck flooring. See #2 on diagram. Front and side under deck not inspected. See #3 on diagram

- 9A PRICE: Bid Upon Request (Section II)  
FINDINGS: Earth-wood contacts visible at time of inspection at deck frame as indicated on the diagram as 9A.  
RECOMMENDATION: Break earth-wood contact and or heavily treat wood members where conditions are deemed likely to lead to infestation.
- 9B PRICE: See 11A (Section I)  
FINDINGS: Dry-rot wood members found at time of inspection at deck post as indicated on the diagram as 9B.  
RECOMMENDATION: Repair or replace dry-rot damaged wood members as necessary. No painting is included in this estimate.
- 9C PRICE: See 11A (Section I)  
FINDINGS: Dry-rot wood members found at time of inspection at deck brace and trim as indicated on the diagram as 9C.  
RECOMMENDATION: Repair or replace dry-rot damaged wood members as necessary. No painting is included in this estimate.

**Other Interior:** Inspected

**Other Exterior:** Inspected, Loose sheathing noted at the time of inspection. See #1 on diagram. Cosmetic damage noted at time of inspection to sheathing. See #4 on diagram.

- 11A PRICE: \$4,200.00 (Section I)  
FINDINGS: Dry-rot wood members found at time of inspection at exterior plywood sheathing as indicated on the diagram as 11A.  
RECOMMENDATION: Repair or replace dry-rot damaged wood members as necessary. No painting is included in this estimate.
- 11B PRICE: See 11A (Section I)  
FINDINGS: Dry-rot wood members found at time of inspection at exterior fascia as indicated on the diagram as 11B.  
RECOMMENDATION: Scrape and patch dry-rot damaged wood members as necessary. No painting is included in this estimate.
- 11C PRICE: See 11A (Section I)  
FINDINGS: Surface fungus condition visible at time of inspection at exterior door jamb as indicated on the diagram as 11C.  
RECOMMENDATION: Scrape and chemically treat fungus condition. Patch any minor surface damage found during treatment.
- 11D PRICE: See 11A (Section I)  
FINDINGS: Surface fungus condition visible at time of inspection at exterior door jamb as indicated on the diagram as 11D.  
RECOMMENDATION: Scrape and chemically treat fungus condition. Patch any minor surface damage found during treatment.

**- Findings and Recommendations continued on next page -**

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**- Findings and Recommendations continued from previous page -**

- NOTE: If additional adverse conditions are uncovered during repairs, further inspection will be recommended and a supplemental report will be issued indicating any infection or additional repairs. There may be an additional price.
- NOTE: Via Diamond Termite is not responsible for damage at areas that were INACCESSIBLE at the time of the original inspection. Should additional hidden damage or infestation be found at the time of repairs, a supplemental report will be issued with an estimate of the cost of repairs and/or treatment that would be necessary. This company is not responsible for any areas not inspected.
- NOTE: Repair work has been performed prior to Via Diamond Termite's inspection of the property. Via Diamond Termite is not responsible or liable for any of these repairs or quality of the workmanship nor issues report or guarantee on the same.

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In accordance with the laws and regulation of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"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 existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon 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 (800) 876-4766 and your pest control company immediately." Effects of over exposure to these materials can include tremors and tonic and colonic convulsions.

For further information, contact any of the following:

Via Diamond Termite	(562) 229-0701
Poison Control Center	(800) 876-4766
(Health Questions) County Health Dept.	
Orange County	(714) 834-7700
Los Angeles County	(213) 250-8055
San Bernardino County	(909) 387-6280
Riverside County	(909) 358-5000
(Application Info.) County Agriculture Commission	
Orange County	(714) 447-7100
Los Angeles County	(626) 575-5465
San Bernardino County	(909) 387-2115
Riverside County	(951) 955-3000

Structural Pest Control Board (Regulatory Info.) (916) 561-8704  
2005 Evergreen St. Suite 1500, Sacramento, Ca. 95825

**TERMITE AND FUNGUS CONTROL CHEMICALS**

Bora-Care (EPA Reg. No. 64405-1)  
Active Ingredients: Disodium Octaborate Tetrahydrate 40%

CONDITIONAL WARRANTY: Via Diamond Termite will issue a one (1) warranty on all first time work performed by this company. The one (1) year warranty is valid from the date of completion. Fumigations are warranted for two (2) years from the date of completion. ATTENTION: The warranty is valid on the treated or fumigated areas only. This company is not responsible for any future infestation, dry rot or adverse conditions beyond the time of inspection. If fumigation is performed, Via Diamond Termite is not liable for any damage to shrubs, vines, trees, etc. or any damage to roofs or roof members at the time of Fumigation. In the event that a re-treatment, re-fumigation or any other repair work is to be performed to honor a warranty issued by Via Diamond Termite; the home-owner is responsible to make the property available for any work to be performed. Via Diamond Termite will not be liable for any cost of vacating or preparing the residence for re-treatment; and / or repairs. NOTE: A new and/or extension of warranty is never given for re-treatments done under original warranty.

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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.

NOTE: If the Home Owner fails to pay billing in full, Via Diamond Termite will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example (but not limited to), reasonable attorney's fees. If for any reason this account is to be turned over to our collection agency, You will be responsible for all cost of collecting.

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**Findings and Recommendations estimated by this Company:**

Item	Approval	Primary Estimate	Section
9A		Bid Upon Request	II
9B	<input type="checkbox"/>	Included in 11A	I
9C	<input type="checkbox"/>	Included in 11A	I
11A	<input type="checkbox"/>	\$4,200.00	I
11B	<input type="checkbox"/>	Included in 11A	I
11C	<input type="checkbox"/>	Included in 11A	I
11D	<input type="checkbox"/>	Included in 11A	I

Complete all of the items quoted above with Primary Estimate.

**Total Estimate \$4,200.00**

Complete only the above Items checked.

Total \$ \_\_\_\_\_

*I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.  
Via Diamond Termite is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:*

Payment shall be made as follows:  With close of Escrow  \$ \_\_\_\_\_ Deposit  \$ \_\_\_\_\_ on Completion

Escrow Number: \_\_\_\_\_ Escrow Company: \_\_\_\_\_ Escrow Officer: \_\_\_\_\_

Phone ( ) \_\_\_\_\_ - \_\_\_\_\_ Fax ( ) \_\_\_\_\_ - \_\_\_\_\_ Address: \_\_\_\_\_

Owner or Authorized Representative:  Owner  Representative's Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ X \_\_\_\_\_ Date \_\_\_\_\_

Owner or Authorized Representative:  Owner  Representative's Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ X \_\_\_\_\_ Date \_\_\_\_\_

Via Diamond Termite  
 PO BOX 15754  
 Anaheim CA 92803  
 Phone: (562) 229-0701 Fax: (562) 392-4629

# Work Authorization

Address: 2370 Scout Rd. Oakland, CA 94611  
 Report # W11683 Report Date: 04/25/2016  
 The terms of this contract are agreed upon as set forth in the above noted report.

## Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
9A	<input type="checkbox"/>	Bid Upon Request	II
9B	<input type="checkbox"/>	Included in 11A	I
9C	<input type="checkbox"/>	Included in 11A	I
11A	<input type="checkbox"/>	\$4,200.00	I
11B	<input type="checkbox"/>	Included in 11A	I
11C	<input type="checkbox"/>	Included in 11A	I
11D	<input type="checkbox"/>	Included in 11A	I

Complete all of the items quoted above with Primary Estimate.

**Total Estimate \$4,200.00**

Complete only the above Items checked.

Total \$ \_\_\_\_\_

*I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.*

*Via Diamond Termite is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:*

Payment shall be made as follows:  *With close of Escrow*  \$ \_\_\_\_\_ *Deposit*  \$ \_\_\_\_\_ *on Completion*

Escrow Number: \_\_\_\_\_ Escrow Company: \_\_\_\_\_ Escrow Officer: \_\_\_\_\_

Phone ( ) \_\_\_\_\_ - \_\_\_\_\_ Fax ( ) \_\_\_\_\_ - \_\_\_\_\_ Address: \_\_\_\_\_

Owner or Authorized Representative:  Owner  Representative's Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ X \_\_\_\_\_ Date \_\_\_\_\_

Owner or Authorized Representative:  Owner  Representative's Title: \_\_\_\_\_

Print Name: \_\_\_\_\_ X \_\_\_\_\_ Date \_\_\_\_\_



Via Diamond Termite  
 PO BOX 15754  
 Anaheim CA 92803  
 Phone: (562) 229-0701 Fax: (562) 392-4629

INVOICE	
13761	
PAGE	1 of 1
JOB NUMBER	W11463

**Bill To:** Attn: Vivian De La Torre  
 Maxim Properties  
 2015 Manhattan Beach Blvd., 100  
 Redondo Beach, CA 90278

**Remit To:** Via Diamond Termite  
 PO BOX 15754  
 Anaheim, CA 92803

REFERENCE NO. W11463	SERVICE ADDRESS 2370 Scout Rd. Oakland, CA 94611
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ITEM	DATE	QTY	DESCRIPTION	AMOUNT	TAX AMT	TOTAL
1	12/18/2015		Termite Inspection Fee. This inspection fee is for property 2370 Scout Rd., Oakland California which was inspected on 12/15/15.	\$95.00		\$95.00

PLEASE INCLUDE THE INVOICE NUMBER IN ALL CORRESPONDENCE Balances that remain unpaid for 30 days may be subject to 1 1/2 % per month interest and/or lien fees.	GRAND TOTAL <b>\$95.00</b>
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Via Diamond Termite  
 PO BOX 15754  
 Anaheim CA 92803  
 Phone: (562) 229-0701 Fax: (562) 392-4629

INVOICE	
13962	
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JOB NUMBER	W11683

**Bill To:** Attn: Lauren Jantz  
 Maxim Properties  
 2015 Manhattan Beach Blvd., 100  
 Redondo Beach, CA 90278

**Remit To:** Via Diamond Termite  
 PO BOX 15754  
 Anaheim, CA 92803

REFERENCE NO. W11683	SERVICE ADDRESS 2370 Scout Rd. Oakland, CA 94611
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ITEM	DATE	QTY	DESCRIPTION	AMOUNT	TAX AMT	TOTAL
1	04/27/2016		NOT A DUPLICATE FEE. This is the Termite Inspection Fee for inspection performed on 4/25/16.	\$95.00		\$95.00

PLEASE INCLUDE THE INVOICE NUMBER IN ALL CORRESPONDENCE Balances that remain unpaid for 30 days may be subject to 1 1/2 % per month interest and/or lien fees.	GRAND TOTAL <b>\$95.00</b>
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