

# WOOD DESTROYING PESTS AND ORGANISM INSPECTION REPORT

Building No. <b>4333</b>	Street <b>Camellia Court</b>	City <b>Pleasanton</b>	ZIP <b>94588</b>	Date of Inspection <b>5/11/2021</b>	Number of Pages <b>Page 1 of 7</b>
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**58 Wright Brothers Avenue  
Livermore, CA 94551  
(855) 331-1900 • Fax (925) 294-1818**

Registration #: <b>PR1452</b>	HomeGuard #: <b>559110</b>	Escrow #:
Ordered By: <b>Joe Rondone Maremonte Realty 2418 Westgate Avenue San Jose, CA 95125</b>	Property Owner/Party in Interest: <b>Steve Grant 4333 Camellia Court Pleasanton, CA 94588</b>	Report Sent to:

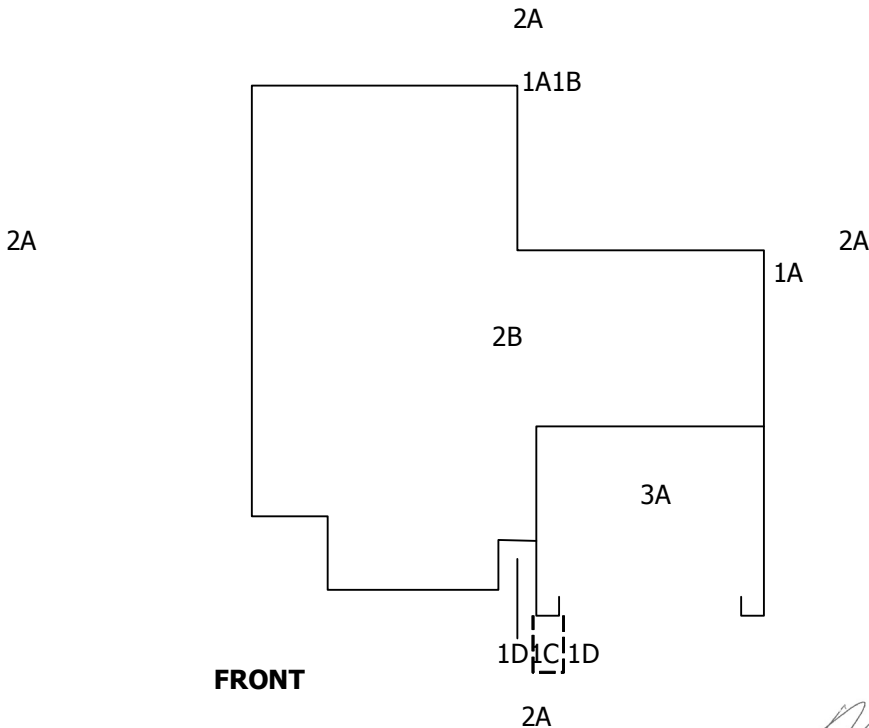
COMPLETE REPORT <input type="checkbox"/>	LIMITED REPORT <input checked="" type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
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General Description: <b>This is a two story single family dwelling with stucco exterior, limited to the main structure, excluding the attached deck.</b>	Inspection Tag Posted: <b>Garage</b>
	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 <input checked="" type="checkbox"/>	Drywood Termites <input type="checkbox"/>	Fungus / DryRot <input checked="" type="checkbox"/>	Other Findings <input checked="" type="checkbox"/>	Further Inspection <input checked="" type="checkbox"/>
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 to Items on diagram: [1] Section 1 Items [2] Section 2 Items [3] Unknown Further Inspection Items**



Inspected by: **Miguel Munoz**

License#: **FR53267**

Signature:

You are entitled to obtain copies of all reports and completion notices on this property filed with the board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite1500, Sacramento, California 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)561-8700, (800) 737-8188 or [www.pestboard.ca.gov](http://www.pestboard.ca.gov).

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### **AREAS NOT INSPECTED PLEASE READ**

**This report is an inspection for wood destroying pests and organisms to a furnished, occupied structure. Some areas of the structure were inaccessible for inspection due to furnishings, appliances, floor covering, and/or stored personal property. We did not inspect areas immediately under furnishings or appliances, nor did we inspect inside finished walls or ceilings. Our inspection does not include any electrical, heating, air conditioning, structural adequacy, pest other than wood destroying pest or mechanical systems of the structure and will not detect building code violations. The plumbing was inspected and only the leaks outlined in our report were found at this time. However, we assume no responsibility for leaks that occur after the date of this inspection. There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection report was limited to the visible and accessible areas only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist. This structure has carpet installed. Although no adverse conditions were evident, we assume no responsibility for the floor under the carpet unless the carpet is removed and we perform a further inspection. We inspected the upstairs stall shower but did not water test it as there were no stains underneath to indicate leakage. At the request of interested parties and once the ceiling below the shower has been opened HomeGuard Incorporated can return to the property and perform a water test on this shower. The enclosed areas inside the front porch overhang were not inspected. We did not inspect the interior of enclosed abutments or hollow stucco rails. The zero lot line side of the structure was not inspected. In order to inspect this area we will require the neighbors permission to gain access to their yard. We ran the water at the upstairs fixtures for a brief period of time so that exposed plumbing and fixtures could be checked for leaks. However, we did not run the water long enough to detect leakage from any plumbing that was concealed. Any leaks found are referenced in the report. If interested parties desire, and only after concealed plumbing has been exposed, HomeGuard Incorporated will return to the property and perform further inspections. As is standard practice within our industry and since our inspectors do not carry a 30' ladder on their vehicle, the eaves, wood siding and wood windows above 11' were only inspected visually from the ground. Upon request and at an additional charge HomeGuard Incorporated will return to the property and further inspect these inaccessible areas by probing the wood members. The area of the foundation concealed behind the stucco, brick or rock wall covering was inaccessible for inspection. There is no evidence of any infestations or infections in this area; however, this covering could possibly conceal infestations or infections. It has been requested by the agent that this report be limited to the main structure, excluding the attached deck only. It is recommended that the entire structure be inspected. HomeGuard Incorporated will upon request, inspect the entire structure at an additional expense. The inaccessible areas listed above which were not inspected will be inspected upon the owner's request and will be conditional to additional inspection fees.**

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**WE GUARANTEE ALL REPAIRS DONE BY THIS COMPANY FOR ONE (1) YEAR AND FUMIGATIONS FOR A PERIOD OF THREE (3) YEARS FROM THE DATE OF COMPLETION WITH THE EXCEPTION OF PLUMBING, GROUTING, CAULKING, RAIN GUTTERS AND RE-SETTING OF TOILETS WHICH ARE GUARANTEED FOR 30 DAYS FROM THE DATE OF COMPLETION. WE CANNOT GUARANTEE WORK PERFORMED BY OTHERS. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS, OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR 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 CONTRACTORS STATE LICENSE BOARD.**

**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 differ from company to company. You have the right to seek a second opinion from another company.**

**"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 while in progress will be necessary. Any guarantees must be received from parties performing repairs." Work performed by others will be reinspected for a fee of \$195.00 for each trip out to the property. Open wall and open floor inspections are desirable if certification is required.**

**THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I AND 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 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 SECTION II.**

**Section 1 Items**

**1A. FINDING:** The barge rafter(s) as indicated on the diagram are damaged by fungus. The contributing moisture source appears to be exposure to the weather. (See Photo 1)

**RECOMMENDATION:** Remove and replace a section of the damaged barge rafter(s) to correct this condition. This bid includes repair of the roof covering if disturbed by our repairs. If existing gutters need to be removed to perform the repairs then our bid also includes reinstallation of original gutters. If it becomes necessary or desirable to install new gutters this will be done only if authorized and at an additional cost. The guarantees on the roof covering are limited to the areas where the work was performed.

\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

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**1B. FINDING:** The roof sheathing has been damaged by fungus where indicated on the diagram. The contributing moisture source appears to have been caused by a failure of the roof covering. (See Photo 2)

**RECOMMENDATION:** Remove and replace the damaged sheathing to correct this condition. This bid includes repair of the roof covering if disturbed by our repairs. If existing gutters need to be removed to perform the repairs then our bid also includes reinstallation of original gutters. If it becomes necessary or desirable to install new gutters this will be done only if authorized and at an additional expense. The guarantees on the roof covering are limited to the areas where the repairs were performed.

\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

**NOTE:** The damaged wood members are at the upper level or second story of the structure.

**1C. FINDING:** The front abutment has been damaged by fungus and subterranean termites at the area indicated on the diagram. (See Photo 3) (See Photo 4) (See Photo 5)

**RECOMMENDATION:** Remove a sufficient amount of exterior stucco to affect repairs. Remove and dispose of the damaged abutment framing and opening. Install new materials where removed. Install new paper and wire. Re-stucco the exterior where removed. The new stucco texture will vary from the existing. HomeGuard will apply one coat of primer paint to the repaired area. If any damage is found to extend into any enclosed areas, a supplemental report and bid will be issued.

\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

**1D. FINDING:** Subterranean termites have entered the structure from the earth fill under the abutment. (See Photo 3) (See Photo 4)

**RECOMMENDATION:** Drill holes through the area indicated on the diagram and inject Termidor HE (Fipronil:5-amino-1-(2,6-dichloro-4-(trifluoromethyl) phenyl)-4-((1,R,S)-trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile) into the earth below and break down and brush away all subterranean termite migratory tubes. We will be as careful as possible with our repair; however, we assume no responsibility for any damage to the surface covering the floor in the area to be treated. If any concealed pipes, conduit or electrical wiring or other facilities are drilled into during the course of performing this item it will be the owners responsibility and cost to repair these items. **NOTE:** In order to perform this treatment the property must be vacated during the treatment and three hours after the treatment is performed.

\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

## **Section 2 Items**

**2A. FINDING:** Minor stress cracks were noted in the exterior stucco as indicated on the diagram.

**RECOMMENDATION:** Seal all cracks that are wider than 1/16 of an inch with a exterior grade paintable sealant. If HomeGuard has supplied a bid for this item it does not include paint.

\*\*\*\*\* (SECTION 2 ITEM) \*\*\*\*\*

**2B. FINDING:** Water stains are evident at the roof sheathing as indicated on the diagram. This could indicate leakage through the roof covering.

**RECOMMENDATION:** The owner should contact HomeGuard Incorporated to arrange for a licensed roof inspector from our roofing division to inspect this area and provide a bid to repair the roof covering if necessary.

\*\*\*\*\* (SECTION 2 ITEM) \*\*\*\*\*

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### **Further Inspection Items**

**3A. FINDING:** We were unable to inspect the interior of the garage due to stored personal property. (See Photo 6)

**RECOMMENDATION:** The owner should move the storage away from the garage walls to allow for further inspection. All findings, recommendations, and bids will be issued in a supplemental report.

\*\*\*\*\* (FURTHER INSPECTION ITEM) \*\*\*\*\*

**NOTE:** Please be aware that current law dictates that homes constructed prior to 1978 require a company performing the repairs be a Lead Certified Renovation Firm with Certified Renovators. HomeGuard Incorporated is a Lead Certified Renovation Firm, certification number NAT-64235-2 and when required will follow all lead safe work practices as prescribed by the United States Environmental Protection Agency.

**NOTE:** In our opinion, item(s) listed in this report may require a building permit. If it becomes necessary to install smoke detectors and/or carbon monoxide detectors, this will be performed and charged at \$150.00 per detector. Should the local building department require additional changes or repairs not outlined in this report, there will be an additional charge.

**NOTE:** HomeGuard Incorporated assumes no liability for, nor do we guarantee work performed by others. All guarantees, warranties, and permits if required should be obtained from the parties performing the repairs.

**NOTE:** If any of the wood repairs outlined in the above report are done by others, an open inspection must be performed by this company if a certification is desired.

**NOTE:** Should the further inspection items noted in this report not be performed, HomeGuard Incorporated will assume no liability for any infestations or infection which may be concealed in these areas.

**NOTE:** Unless stated otherwise, HomeGuard Incorporated bids include texturing and priming repaired areas. We will cover repaired sheetrock and wood with one coat of primer for the contracted amount. The repaired area can be painted in a finished color at an additional charge if the owner supplies the paint. Please inquire about this service when scheduling the work. Any texturing will vary from the original texture however we will match as close as possible. All painting will be on the area repaired only. On exterior surfaces texturing and painting will only be done when the weather permits.

**NOTE:** If damage is found to extend into any inaccessible areas a supplemental report will be issued listing additional findings, recommendations and bids.

**NOTE:** A tiled surface was noted over the kitchen and bathroom floors. There is no outward sign of infestation or infection however we cannot represent the condition of floors beneath the tiled areas.

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NOTE: Due to the building materials used on this structure, it may be difficult to match the existing mill patterns and materials used in the original construction. HomeGuard Incorporated will replace damaged wood members with material that resembles the existing wood members with standard grade readily available wood members. IF MATCHING THE EXISTING WOOD MEMBERS IS DESIRED IT IS THE OWNERS RESPONSIBILITY TO NOTIFY HOMEGUARD INCORPORATED SO THAT ADDITIONAL COST ASSOCIATED WITH MATCHING CAN BE CALCULATED INTO OUR BID.

NOTE: The attic was insulated; therefore, our inspection is limited to the visible and accessible wood members only.

NOTE: HomeGuard Incorporated recommends that all desired further inspection items be performed prior to any treatments being performed.

NOTE: 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 and your pest control company immediately.

For further information contact any of the following:

HOMEGUARD INCORPORATED	(408) 993-1900
Poison Control Center:	(800) 876-4766
Alameda County Agricultural Commission	(510) 670-5232
Alameda County Health Department	(510) 267-8000
Contra Costa County Agricultural Commission	(925) 646-5250
Contra Costa County Health Department	(925) 646-6014
San Joaquin Agricultural Commission	(209) 953-6000
San Joaquin Health Department	(209) 468-3420

Structural Pest Control Board	(800) 737-8188
2005 Evergreen Street Ste. #1500, Sacramento, CA 95815-3831	

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

NOTE: Thank you for choosing HomeGuard Incorporated to perform your inspections. If you have any questions regarding this report, please e-mail [mmunoz@homeguard.com](mailto:mmunoz@homeguard.com).

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## Report Pictures:

Pictures are provided to assist in clarifying some of the findings made in this report. No relative importance should be placed on these pictures. There are likely to be significant comments that do not have pictures associated with them. The pictures in this report do not illustrate all of the damage associated with a particular item. Please read the report thoroughly and contact the inspector if you have any specific questions.

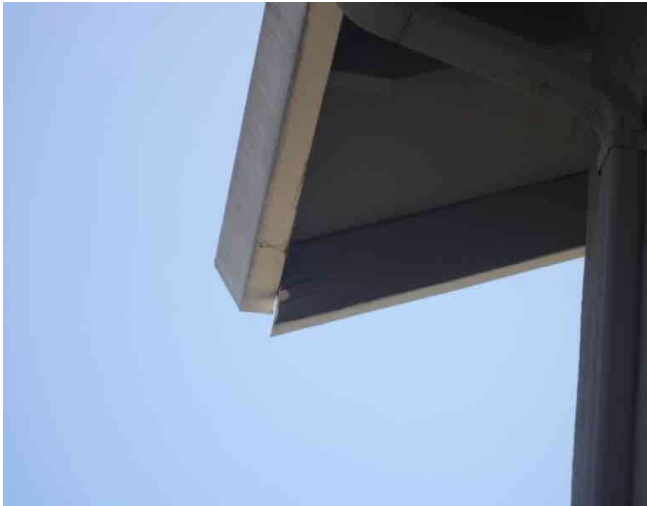


Photo 01

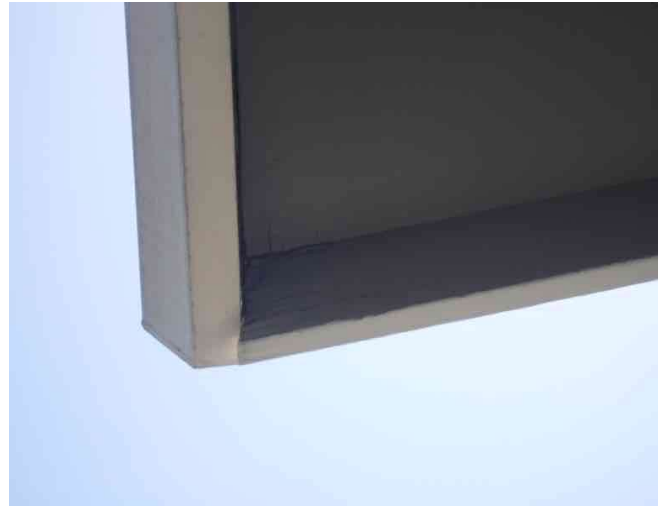


Photo 02



Photo 03



Photo 04

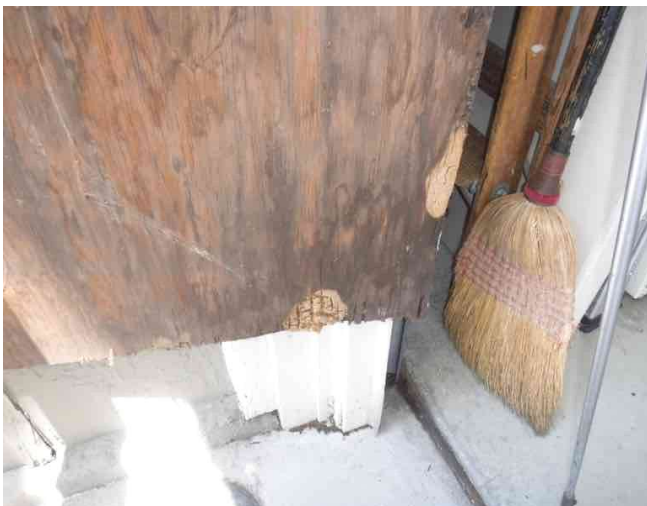


Photo 05

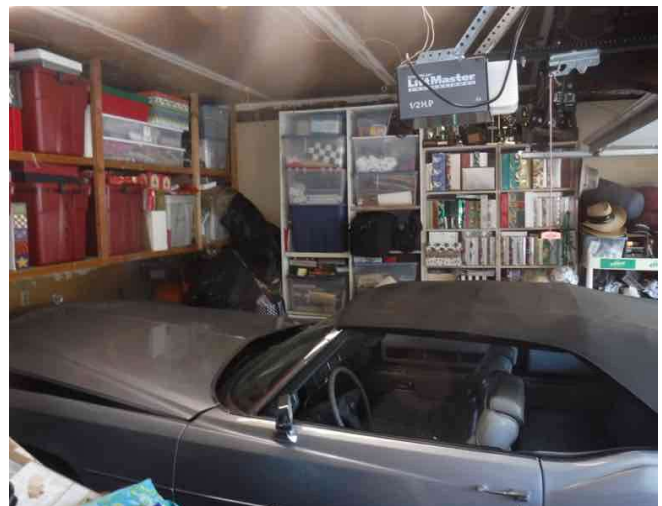


Photo 06