

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 1234	Street Anything Street	City Rocklin	Zip 95765	Date of Inspection 09/28/16	Number of Pages 1 of 8
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Finley Home Services
 8417 Washington Blvd., Suite 180
 Roseville, CA 95678
 Phone: 916-741-2847 Email: info@finleyhomeservices.com
 www.finleyhomeservices.com
 Registration # PR 6985

Report # 8612sample

Ordered by: Real Estate Office John Doe O: 9161234567	Property Owner and/or Party of Interest:	Report sent to: Real Estate Office John Doe O: 9161234567
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description:
This property consists of a single story, occupied single family residence with wood exterior and a composition shingle roof covering.

Inspection Tag Posted:
Garage

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.

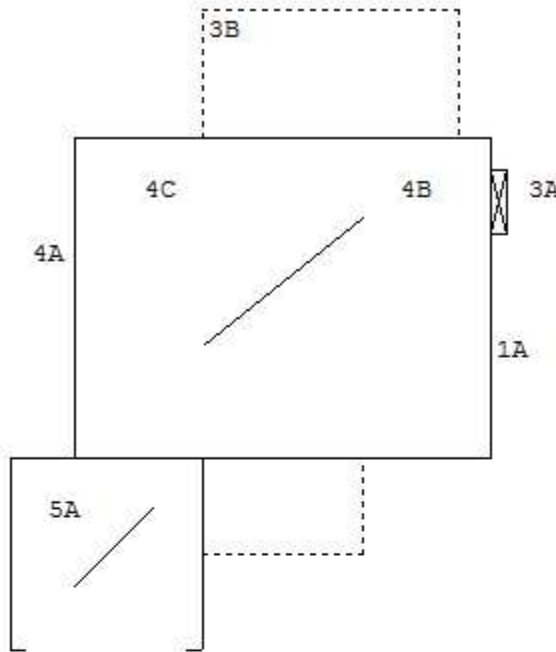


Diagram not to scale

Inspected by: Zack Finley State License No. OPR12115 Signature

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.

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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What is a Wood Destroying Pest & Organism Inspection Report? Read this Document. It explains the scope and limitations of a Structural Pest Control Inspection & Wood Destroying Organism Report.

A Wood Destroying Pest and Organism Inspection Report contain findings as to the presence of evidence of wood destroying insects or organisms (fungus/dry rot) in visible and accessible areas on the date of inspection. It contains our recommendation for correcting any infestations, infections or conditions found. The contents of this Wood Destroying Pest and Organism Inspection Report are governed by Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and 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 its employees. Nor does a Wood Destroying Pest and Organism Report contain information above asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services for a "whole house" inspection.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of the inspection. Some areas of the structure are not accessible to inspection. The following areas, when they exist, are considered inaccessible for inspection; such as the interior of hollow walls, spaces between floors, areas concealed by; carpeting, appliances, furniture and cabinets, attic with less than 18" clear crawl space, the interior of "boxed" eaves, eaves concealed by patio covers or other abutments; portions of the subarea concealed or made inaccessible by insulation; porte cocheres; enclosed bay windows; areas beneath wood floors over concrete; areas concealed by built-in cabinet work; and areas concealed by "built-in" appliances. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information above these 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. Our inspection is visual and the inspector does not deface nor probe into finished windows or door frames, trim work, floor covering, wall, ceiling, or other finished surfaces.

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 OTHER OR UNDERTAKING THE WORK HIMSELF/HERSELF.

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 Contracting State Licensing Board.

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.

All pesticides and fungicides must be applied by a state licensed applicator (sec. 8555 Business and Professions Code Division 3) and in accordance with the manufacturers label requirements.

"NOTICE: 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. 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 Wood Destroying Organism and is outside the

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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 an Industrial Hygienist.

Mold Disclaimer: This property was not inspected for the presence or the absence of health related molds or fungi. 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 reflected by this report was limited to visible and accessible areas only. Questions concerning health related issues, which may be associated with the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a certified Industrial Hygienist.

Warning: Effective April 22nd, 2010: It is mandatory that any and all persons that perform repairs, renovation or painting must adhere to the new EPA regulation detailed in 40 CFR 745, Subpart E. The regulation is applicable to all residential houses, apartments and child care facilities built prior to 1978. All tradespersons and/or persons working on a property with intent to sell must supply the owner and/or interested party the designated EPA pamphlet "Renovate Right" lead hazard information pamphlet. The EPA regulation stipulates that if more than 6 square feet of paint on interior surfaces or more than 20 square feet on exterior surfaces are disturbed, or windows or doors are behind removed and replaced, that the work surfaces are tested by a certified lead inspector. Finley Home Services will approach all necessary repairs on structures built prior to 1978 as if they contain lead and will follow all the rules for renovation as outlined in 40 CFR Part 745. Finley Home Services has completed an EPA-accredited renovator course and is recognized as a Certified EPA Renovator. Also effective immediately, Homeowners, or representatives of property may not "Opt-Out" of the work practices as described in 40 CFR 745.

This report is limited to the identification of Wood Destroying Organisms and is not intended to identify the presence or absence of lead-based paint in the building inspected. The presence of lead based paint can only be determined by a certified lead inspector. For a list of Certified Lead Inspectors, contact the National Lead Information Center at 1-800-424-LEAD (5323) or visit <http://cfpub.epa.gov/flpp>. If this home was built prior to 1978 and the EPA lead protocol applies, there will be an additional \$150.00 assessed prior to the commencement of repairs for the testing of lead at the property.

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

This property is limited to exclude the rear abutting deck below the patio cover at the request of the owner, John Smith.

(1) SUBTERRANEAN TERMITES

1A. FINDING: Evidence of subterranean termite activity is visible at the exterior foundation.

RECOMMENDATION: Drill a series of holes through the concrete slab and pressure inject Taurus (active ingredient, Fipronil) into the soil below for the control of subterranean termites. Patch all holes with mortar to match as close as possible. Remove all accessible termite evidence.

The treatment for the control of subterranean termites is guaranteed for one year from the date of complete and applies to treated areas only.

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Reasonable care will be used in performing the work; however, Finley Home Services will not be responsible for damage to the floor coverings, plumbing, or electrical conduits that may be concealed.

(SECTION I ITEM)

(3) FUNGUS/DRYROT

3A. FINDING: There is wood decay fungi (dry rot) damage at the chimney chase 8" O.C. T1-11 siding and trim.

RECOMMENDATION: Remove trim if necessary. Remove and replace the damaged portions of siding using galvanized z-bar where practical. Remove and replace complete sheets where necessary (to match as close as practical) and install new trim to repaired areas where needed. (SECTION I ITEM)

3B. FINDING: Fungus infection and damage was noted to the patio cover post, caused by uncontrollable exterior moisture sources.

RECOMMENDATION: Remove all damaged wood and replace with new material. (SECTION I ITEM)

(4) OTHER FINDINGS

4A. FINDING: There is a faulty grade and/or earth to wood contact at the exterior siding.

RECOMMENDATION: Regrade soil to provide a minimum of three (3) inches of clearance between the top of the foundation and adjacent wood work. (SECTION II ITEM)

4B. FINDING: The commode in the master bathroom is loose.

RECOMMENDATION: Reset commode using a new wax seal. (SECTION II ITEM)

4C. FINDING: The storage area under the kitchen sink is damaged, apparently caused by a prior leak.

RECOMMENDATION: Make the necessary repairs to the damaged storage area. (SECTION I ITEM)

(5) FURTHER INSPECTION

5A. FINDING: The interior of the garage is inaccessible for inspection due to storage.

RECOMMENDATION: Owner to remove the stored items from the walls to allow for further inspection of the garage interior. A supplemental report will be issued reflecting any findings and recommendations.

(FURTHER INSPECTION ITEM)

NOTE: The interior of the structure has been recently painted. This is general information only. This company assumes no liability for damage that may be concealed by others.

NOTE: The exterior siding and eaves are weathered. There is no visible evidence of infection or infestation other than indicated in the report; desired parties should caulk and paint the weathered areas to eliminate future wood decay fungi (dry-rot).

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NOTE: If the property is a multi level with upper level stall shower, no water test will be performed due to finished ceilings below. No visible evidence of infection, infestation and/or leakage was noted at the area below the stall shower at the time of inspection was made. No recommendation is made.

The roof coverings were not inspected and not included in this report. If interested parties desire an inspection or guarantee of the integrity of the roof covering, Finley Home Services recommends they contact a licensed roofing contractor for further inspection and to make any necessary repairs needed to obtain such guarantees.

NOTE: Wood members above ten (10) feet from the ground and second story eaves are inaccessible due to height from the ground. Only a visual inspection was performed of these areas as practical from the ground level. Unless otherwise stated in this report no evidence of infection and/or infestation was noted in these physically inaccessible areas. If further information is desired regarding these areas, owner must reasonably and safely make these areas accessible for further inspection. Note: An additional fee, to be decided on by the management of Finley Home Services, based on the size and scope of the supplemental inspection, will apply.

Finley Home Services guarantees the work completed by this Company for a period of one year from the date of completion unless otherwise stated in the body of this report, with the exception of plumbing, grouting, caulking, resetting of toilets, resetting of enclosures, or floor covering, which are guaranteed for 30 days, as these are owner maintenance areas.

NOTE: If structural repairs are being performed by other tradesmen, interim inspections are required. Please make arrangements in advance. A guarantee should be obtained on the repairs from the company making the repairs.

NOTE: Prime paint on all exterior surfaces are included in these bids; however, if matching paint is provided by the owner/agent at the time of repair, Finley Home Services will paint the repaired areas for an additional fee. Finley Home Services is not responsible for color match due to the age of the old painted surfaces compared with the new painted surfaces.

NOTE: During the course of any repairs in this report, should damage be found that was not visible at the time of this inspection, (without tearing out and/or defacing the finished areas) a supplemental inspection will be made and a report issued outlining our finding, recommendations, and any additional costs.

If the owner wishes for Finley Home Services to perform any recommendations, please read and sign the attached work authorization contract. Labor performed by our company is guaranteed for a period of one year. Contract prices are based on this firm completing all items priced. Individual items completed by this firm are subject to price change.

If other parties perform the repairs then a reinspection of the items listed on this report will be made, if requested within four (4) months of the above date. A charge can be no greater than the original inspection fee for EACH reinspection. The reinspection must be completed within ten (10) working days of the request. Finley Home Services assumes no responsibility for the quality of such work not completed by us.

Note: This estimate does not include the purchase of a building permit. Should a decision be made to complete the work recommended in this report, the owner and/or interested parties are advised that a permit may be necessary to complete certain recommendations. There will be additional costs associated with securing the permit. If the building department

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requires work in addition to the work specified in our report, a supplemental report will be issued outlining the additional work and associated costs. The work will be completed only after written authorization has been received. Our job minimum for any repair or treatments is \$250.00.

Thank you for choosing Finley Home Services. If you have any questions concerning this report or if we can be of any additional services, please call us at 916-741-BUGS(2847). We look forward to working with you.

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OCCUPANTS CHEMICAL NOTICE

Finley Home Services will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in location identified in the Structural Pest Control report as indicated above.

Pest(s) to be controlled:

Subterranean termites Fungus or Dry rot
 Beetles Drywood Termites Other: _____

The pesticide(s) proposed to be used and the active ingredient(s)

Timbor (Active ingredient: Disodium Octoborate Tetrahydrate)
 Taurus (Active ingredient: Fipronil)
 Other: _____

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 Regulations 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 twenty four (24) hours following application, you experience symptoms similar to common seasonal illness comparable to the flu, contact Finley Home Services at 916-741-BUGS(2847); your physician, and/or poison control center (1-800-582-3387).

Further information: Contact any of the following: your pest control operator, Finley Home Services; for Regulatory information call the Structural Pest Control Board (800-737-8188) or write 2005 Evergreen Street # 1500, Sacramento, CA 95815.

For Health Questions:

County	Health Dept	Ag Comm.
El Dorado County	530-621-6120	530-621-5520
Placer County	530-889-7119	530-889-7372
Sacramento County	916-875-8440	916-875-6603
San Joaquin County	209-468-3411	209-468-3300
Yolo County	530-666-8645	530-666-8140

Persons with respiratory or allergic condition, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this NOTICE.

NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

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Owner/Occupant

Date

Owner/Occupant

Date

WORK AUTHORIZATION CONTRACT

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 Finley Home Services 8417 Washington Blvd., Suite 180 Roseville, CA 95678 Phone: 916-741-2847 Email: info@finleyhomeservices.com www.finleyhomeservices.com Registration # PR 6985				For Report # 8612sample	

ITEMIZED COST BREAKDOWN (Refer to items on the report)

	Primary Work Bid	Secondary Work Bid
SECTION 1:	1A: \$395.00 3A: \$560.00 3B: \$165.00 4C: \$150.00 *** TOTAL: \$1270.00	NONE
SECTION 2:	4A: Other Trade 4B: \$65.00 *** TOTAL: \$65.00	*** TOTAL: \$0.00
FURTHER INSPECTION:	5A: \$75.00 *** TOTAL: \$75.00	NONE


THIS IS A BINDING CONTRACT between Finley Home Services, Inc. and , and incorporates our termite report # 8612sample dated 09/28/16 for real property located at 1234 Anything Street Rocklin CA 95765. Items on the report may contain provisions for additional costs over and above the original estimate. Please read the report carefully and completely.

CONDITIONS:

1. This offer is limited to 4 months from the date of the report. Our job minimum for repairs and/or treatments is \$250.00
2. If further inspection is recommended, or if additional work is required, we will provide prices or recommendations for correction. Interested parties will be notified prior to any work being done.
3. Notice to owner of Mechanic's Lien as required by the Structural Pest Control Board: Under the California Mechanics Lien Law, any structural pest control operator who 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 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 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". General 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.
4. We will use due caution and diligence in their operations and care will always be taken to minimize any damage, but assumes no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, TV antennas, solar panels, rain gutters, plant life, paint or wall coverings. There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this work authorization contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken. By executing this work authorization contract, customer acknowledges that he or she has been advised of the foregoing and has had the opportunity to consult with a qualified professional.

WORK AUTHORIZATION CONTRACT

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 <p>Finley HOME SERVICES Termite & Pest Control</p>	<p>Finley Home Services 8417 Washington Blvd., Suite 180 Roseville, CA 95678 Phone: 916-741-2847 Email: info@finleyhomeservices.com www.finleyhomeservices.com Registration # PR 6985</p>	<p>For Report # 8612sample</p>
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5. This report is limited to the accessible areas of the structure shown on the diagram. Please refer to the report for areas not inspected and further information.

6. TERMS OF PAYMENT.(PLEASE CHOOSE OPTION 6 OR 7 AS APPLICABLE) We agree to pay the sum of _____ upon issuance of Notice of Work Completed. Accounts are past due thirty days after date of completion unless prior arrangements have been made.

7. We instruct , holder of escrow number _____ to pay the sum of _____ upon close of escrow. Close of escrow date: _____ Phone # _____, Escrow Officer _____, Email _____. We understand that we are responsible for payment, and if escrow does not close within 30 days of completion of work we will pay the amount due in full, and upon notification late fees may apply if payment is not made.

If billing escrow upon completion, please provide a credit card to keep on file until the deal closes. The credit card to be used as a back up, can be called into the office or filled out below. There will be no charge or hold placed on the card.

NAME ON CARD: _____ PHONE # _____

CARD NUMBER: _____ EXPIRATION DATE: _____

SECURITY CODE: _____ BILLING ADDRESS: _____

In the event escrow cancels/closes without paying our invoice/extends beyond the allowance, I authorize Finley Home Services to charge my card for the amount agreed to.

Signature of Cardholder or Authorized Agent for Cardholder

8. We authorize this company to perform items _____ for a contract price of _____ (Job Minimum \$250).

PLEASE FILL OUT FORM ENTIRELY PRIOR TO SENDING BACK TO THE OFFICE

NAME OF PERSON TO CONTACT FOR ACCESS: _____ PHONE # _____

SIGNED _____ DATE _____

OWNER OR OWNER'S AGENT

It is assumed that if an agent orders work on the owners behalf, and that they were notified prior by said agent, that if payment is not made by the agent or escrow company it will be the responsibility of the owner to produce payment.