

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 15500	Street BODEGA HIGHWAY	City OCCIDENTAL	Zip 95465	Date of Inspection 08/17/2017	Number of Pages 6
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**Wine Country Termite & Pest Control, Inc.**  
**PO Box 8368**  
**Santa Rosa CA 95407**  
 (707) 585-7955 (707) 571-1181  
 winecountrytermite@yahoo.com  
 Fax (707) 585-7975

Report # : 18116  
 Registration # : PR5356  
 Escrow # :  
 CORRECTED REPORT

Ordered by: PAM RUFFINO SOTHEBYS MOBILE: (707) 827-4515 Ext. ____	Property Owner and/or Party of Interest: ERIC FLANAGAN	Report sent to: PAM RUFFINO SOTHEBYS
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COMPLETE REPORT  
  LIMITED REPORT  
  SUPPLEMENTAL REPORT  
  REINSPECTION REPORT

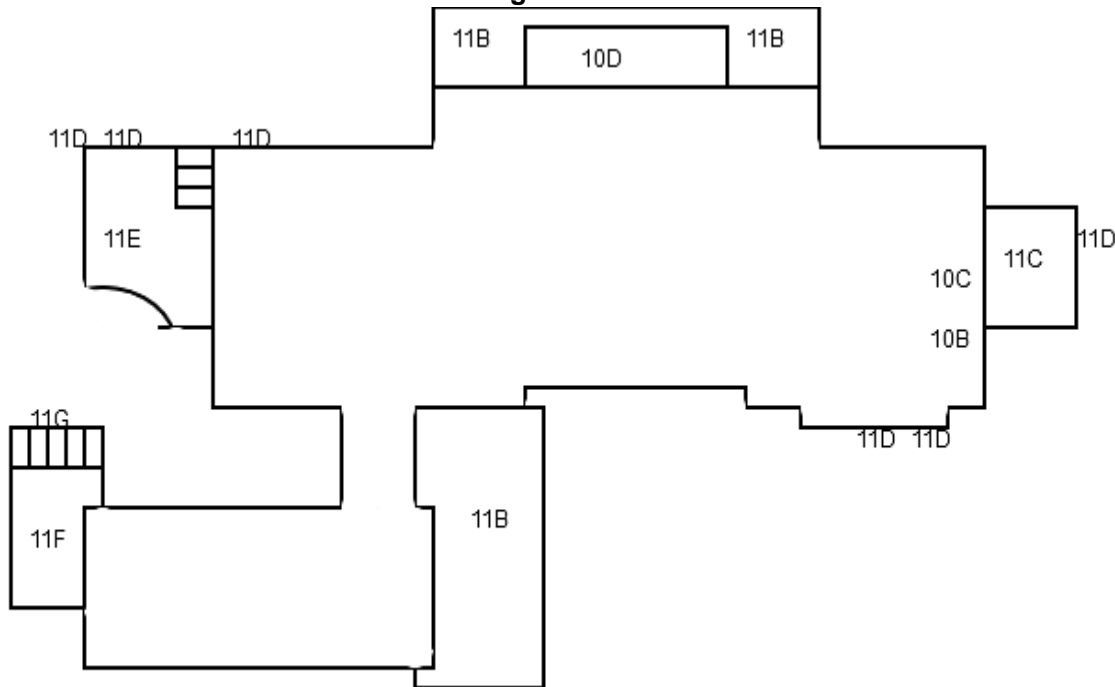
GENERAL DESCRIPTION: TWO STORY SINGLE FAMILY RESIDENCE, WOOD FRAME, STUCCO EXTERIOR	Inspection Tag Posted: Garage <hr/> Other Tags Posted: NONE CURRENT
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An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural 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**

**Diagram Not To Scale**



Inspected By: Dan Armbrust      State License No. OPR10768      Signature: *Dan Armbrust*

# WINE COUNTRY TERMITE & PEST CONTROL, INC.

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15500	BODEGA HIGHWAY	OCCIDENTAL	CA	95465
Address of Property Inspected		City	State	Zip
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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.

## 1. SUBSTRUCTURE AREA:

### 1A - Section I

THE SUBSTRUCTURE WAS INACCESSIBLE FOR INSPECTION DUE TO THE ANIMALS ENTERING THE SUBSTRUCTURE.

#### RECOMMENDATION:

IF OWNER WOULD LIKE A COMPLETE INSPECTION OF THE SUBSTRUCTURE, ANIMALS WOULD HAVE TO BE REMOVED, ACCESS BLOCKED OFF AND REPAIRED, ANY FECAL MATTER REMOVED, A MOISTURE VAPOR BARRIER INSTALLED AND A SUPPLEMENTAL INSPECTION MADE.

### SECTION I

## 7. ATTIC SPACES

### 7A - Further Inspection

INSPECTION OF THE ATTICS WAS EXTREMELY LIMITED DUE TO THE PRESENCE OF INSULATION MATERIAL. SURFACE FUNGUS WAS NOTED ON SEVERAL AREAS OF THE ROOF SHEETING. THE ROOF COVERING WAS NOT INSPECTED BY THIS COMPANY. A LARGE AMOUNT OF RODENT ACTIVITY WAS NOTED.

#### RECOMMENDATION:

IF OWNER WOULD LIKE A COMPLETE INSPECTION OF THE WOOD MEMBERS CONCEALED BY INSULATION, INSULATION MATERIAL WOULD HAVE TO BE REMOVED AND A SUPPLEMENTAL INSPECTION MADE. FURTHER INSPECTION

#### RECOMMENDATION:

IF INTERESTED PARTIES WOULD LIKE TO KNOW THE CONDITION OF THE ROOF COVERING THEY ARE ADVISED TO CONSULT WITH A LICENSED ROOFING CONTRACTOR. INFORMATION ONLY

#### RECOMMENDATION:

FOR THE CONTROL OF SURFACE FUNGUS THIS COMPANY RECOMMENDS TREATING THE SURFACE FUNGUS WITH A REGISTERED FUNGICIDE BY A LICENSED PEST CONTROL OPERATOR.

### SECTION I COST: \$800.00

## 8. GARAGES

### 8A - Further Inspection

INSPECTION OF THE INTERIOR OF THE GARAGES WAS SOMEWHAT LIMITED DUE TO PERSONAL STORAGE. RODENT ACTIVITY WAS NOTED. STAINS WERE NOTED ON THE WALL ADJACENT TO THE WATER CONDITIONER. NO ACTIVE LEAKS WERE NOTED AT THE TIME OF THIS INSPECTION.

#### RECOMMENDATION:

IF OWNER WOULD LIKE A COMPLETE INSPECTION OF THE INTERIOR OF THE GARAGE, PERSONAL STORAGE WOULD HAVE TO BE REMOVED AND A SUPPLEMENTAL INSPECTION MADE. FURTHER INSPECTION

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## RECOMMENDATION:

OWNER IS ADVISED TO KEEP THE WATER CONDITIONER IN A WELL SEALED AND WATER TIGHT CONDITION AS PART OF HOME MAINTENANCE.

SECTION II

## 10. OTHER - INTERIOR

### 10A - Further Inspection

INSPECTION OF THE INTERIOR WAS SOME WHAT LIMITED DUE TO PERSONAL STORAGE.

RECOMMENDATION: IF OWNER WOULD LIKE A COMPLETE INSPECTION OF THE INTERIOR, PERSONAL STORAGE WOULD HAVE TO BE REMOVED AND A SUPPLEMENTAL INSPECTION MADE.

FURTHER INSPECTION

### 10B - Further Inspection

THE MASTER BATHROOM STALL SHOWER WAS NOT WATER TESTED DUE TO THE SUBSTRUCTURE BEING INACCESSIBLE. STAINS WERE NOTED ON THE FLOOR ADJACENT TO THE BIDET. NO ACTIVE LEAK WAS NOTED AT THE TIME OF THIS INSPECTION.

## RECOMMENDATION:

IF OWNER WOULD LIKE A STANDARD WATER TEST PERFORMED ON THE STALL SHOWER THIS WOULD BE DONE BY SPECIAL ARRANGEMENT AND ADDITIONAL CHARGE AFTER THE SUBSTRUCTURE HAS BEEN MADE ACCESSIBLE.

FURTHER INSPECTION.

### 10C - Section II

STAINS WERE NOTED ON TEH EXTERIOR DOORS IN THE MASTER BEDROOM.

## RECOMMENDATION:

OWNER IS ADVISED TO KEEP THESE AREAS IN A WELL SEALED AND WATER TIGHT CONDITION AS PART OF HOME MAINTENANCE.

SECTION II

### 10D - Section II

STAINING WAS NOTED ON THE DOORS AND WINDOWS IN THE ENCLOSED SUN ROOM AT "10D"" ON THE DIAGRAM.

## RECOMMENDATION:

ANY ALTERATIONS MADE TO THE DOORS AND WINDOWS, AT THIS TIME, WOULD BE OF COSMETIC NATURE AND LEFT TO THE DISCRETION OF THE BUYER AND SELLER.

INFORMATION ONLY

### 10E - Other

INSPECTION OF THE KITCHEN NOTED RODENT ACTIVITY BELOW BOTH SINKS.

## RECOMMENDATION :

FOR FURTHER INFORMATION REGARDING THE RODENTS OWNER IS ADVISED TO CONSULT WITH A LICENSED GENERAL PEST CONTROL OPERATOR AS PART OF HOME MAINTENANCE. I

NFORMATION ONLY

### 10F - Further Inspection

THE WATER HAS BEEN TURNED OFF TO THE WET BAR SINK. THEREFORE THE PLUMBING RELATED ITEMS WERE NOT WATER TESTED.

## RECOMMENDATION:

IF OWNER WOULD LIKE THE PLUMBING RELATED ITEMS TO THE WET BAR WATER TESTED. WATER SERVICE WOULD HAVE TO BE RESTORED AND A SUPPLEMENTAL INSPECTION MADE.

FURTHER INSPECTION

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## 11. OTHER - EXTERIOR

### 11A - Section II

INSPECTION OF THE EXTERIOR NOTED VEGETATION GROWING AGAINST THE STRUCTURE. CRACKS WERE NOTED IN THE STUCCO. VOIDS WERE NOTED IN THE TRIM. DEBRIS WAS NOTED ON THE ROOF AND IN THE GUTTERS. GUTTERS WERE NOTED LEAKING AT THE JOINTS.

#### RECOMMENDATION:

OWNER IS ADVISED TO KEEP THE VEGETATION TRIMMED AWAY FROM THE STRUCTURE, KEEP THE GUTTERS AND ROOF CLEAR OF DEBRIS AND KEEP THE EXTERIOR SHELL OF THE STRUCTURE IN A WELL SEALED AND WATER TIGHT CONDITION AS PART OF HOME MAINTENANCE.

#### SECTION II

### 11B - Section I

THE TRELLISES AT "11B" ON THE DIAGRAM WERE NOTED TO BE OPEN AND EXPOSED TO EXTREME WEATHER. VEGETATION WAS NOTED GROWING ON TOP OF THE TRELLISES. ROT DAMAGE WAS NOTED IN THE TOP OF THE TRELLISES. THE EXTENT OF ROT DAMAGE COULD NOT BE DETERMINED AT THE TIME OF THIS INSPECTION.

#### RECOMMENDATION:

OWNER IS ADVISED TO HIRE AN APPROPRIATE TRADES PERSON TO POWER WASH THE TRELLISES, MAKE FURTHER INSPECTION AND REMOVE AND REPLACE ALL ROT DAMAGED WOOD MEMBERS FOUND.

**SECTION I COST: TO BE DETERMINED BY PERSON PERFORMING SERVICES**

### 11C - Section I

THE DECK AND TRELLIS AT "11C" ON THE DIAGRAM WERE NOTED TO BE OPEN AND EXPOSED TO EXTREME WEATHER. ROT DAMAGE WAS NOTED IN THE TOP OF THE DECK. VEGETATION AND MOSS WERE NOTED GROWING ON THE TRELLIS. ROT DAMAGE WAS NOTED IN THE TOP OF THE TRELLIS.

#### RECOMMENDATION:

OWNER IS ADVISED TO HIRE AN APPROPRIATE TRADES PERSON TO POWER WASH THE TOP AND UNDERSIDE OF THE DECK, POWER WASH THE TRELLIS, MAKE FURTHER INSPECTION AND REMOVE AND REPLACE ALL ROT DAMAGED WOOD MEMBERS FOUND.

**SECTION I COST: TO BE DETERMINED BY PERSON PERFORMING SERVICES**

### 11D - Section I

SUBAREA ACCESS DOORS HAVE BEEN LEFT OPEN AND SUBAREA SCREENS HAVE BEEN TORN AT "11D" ON THE DIAGRAM. ANIMALS ARE ENTERING THE SUBSTRUCTURE FROM THESE AREAS.

#### RECOMMENDATION:

OWNER IS ADVISED TO REMOVE ALL ANIMALS FROM THE SUBSTRUCTURE, REPAIR AND RE SECURE THE DOORS AND TORN SCREENS LEADING TO THE SUBSTRUCTURE AREAS.

**SECTION I COST: TO BE DETERMINED BY PERSON PERFORMING SERVICES**

### 11E - Section I

THE DECK AT "11E" ON THE DIAGRAM WAS NOTED TO BE OPEN AND EXPOSED TO EXTREME WEATHER. ROT DAMAGE WAS NOTED IN THE TOP OF THE DECK. ROT DAMAGE WAS NOTED IN THE ACCESS OPENING. THE UNDERSIDE OF THE DECK WAS INACCESSIBLE FOR INSPECTION DUE TO THE ANIMALS.

#### RECOMMENDATION:

IF OWNER WOULD LIKE THE UNDERSIDE OF THE DECK INSPECTED, ANIMALS WOULD HAVE TO BE REMOVED, A VAPOR BARRIER INSTALLED AND A SUPPLEMENTAL INSPECTION MADE.  
FURTHER INSPECTION

#### RECOMMENDATION:

OWNER IS ADVISED TO HIRE AN APPROPRIATE TRADES PERSON TO POWER WASH THE DECK, MAKE FURTHER INSPECTION AND REMOVE AND REPLACE ALL ROT DAMAGED WOOD MEMBERS FOUND.

**SECTION I COST: TO BE DETERMINED BY PERSON PERFORMING SERVICES**

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## 11F - Further Inspection

THE INTERIOR OF THE WIND CELLAR WAS SOMEWHAT LIMITED DUE TO PERSONAL STORAGE.

### RECOMMENDATION:

IF OWNER WOULD LIKE A COMPLETE INSPECTION OF THE WINE CELLAR, PERSONAL STORAGE WOULD HAVE TO BE REMOVED AND A SUPPLEMENTAL INSPECTION MADE.

FURTHER INSPECTION

## 11G - Section I

ROT DAMAGE WAS NOTED IN THE STAIRS AT "11G" ON THE DIAGRAM.

### RECOMMENDATION:

OWNER IS ADVISED TO HIRE AN APPROPRIATE TRADES PERSON TO REMOVE AND REPLACE ALL ROT DAMAGED WOOD MEMBERS FOUND IN THE STAIRS.

### SECTION I COST: TO BE DETERMINED BY PERSON PERFORMING SERVICES

"Thank you for selecting our company to perform a structural pest control inspection on your property. Our inspectors have determined that your property will benefit from the safe application of a chemical 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 Operators are licensed and regulated by the Structural Pest control Board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture 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: WINE COUNTRY TERMITE & PEST CONTROL 866-666-6483 Poison Control Center - 800-876-4766 Health Dept. Sonoma Co. 576-4700 Lake Co. 263-1164 Mendocino Co. 800-734-7791 Napa Co. 253-4279 Marin Co. 415-499-3696 Ag. Dept. Sonoma Co. 563-2371 Lake Co. 263-0217 Mendocino Co. 463-4208 Napa Co. 253-4357 Marin Co. 415-499-6700 Structural Pest Control Board - 916-263-2540 1418 Howe Ave. Ste. 18 Sacramento. CA 95825 Chemical: Active Ingredient: Termidor Fipronil Talstar Bifenthrin Tim-Bor Disodium Octaborate Tengard Permethrin Advance Abamectin Cy-Kick Cyfluthrin Delta Dust Deltamethrin Wasp Freeze d-trans Allethrin & Phenothrin Conrac Blox Brodifacoum Talon-G Brodifacoum Max Force Fipronil Premise Imidacloprid PERMETHRIN SFR Permethrin

Poison Control Center

(800) 222-1222

Structural Pest Control Board

(916) 561-8700

Agricultural Department

(707) 565-2371

Health Department

(707) 565-4806

**INVOICE / STATEMENT**  
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Date: 08/18/2017  
Report Number: 18116  
Invoice Number: 18116-1  
Escrow Number:

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Bill To: PAM RUFFINO  
SOTHEBYS  
  
MOBILE (707) 827-4515  
mstevens47@gmail.com

Inspection:	\$ 700.00
<b>Invoice Total:</b>	<b>\$ 700.00</b>
Payments:	\$ 700.00
Additional Charge:	\$ 0.00
<b>Total Due:</b>	<b>\$ 0.00</b>

Description of Service

RETAIN THIS COPY FOR YOUR RECORDS

**THANK YOU FOR YOUR BUSINESS**

CUT HERE

CUT HERE

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Description of Service

RETURN THIS COPY WITH REMITTANCE

**THANK YOU FOR YOUR BUSINESS**