

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 61	STREET, CITY, STATE, ZIP Main St , Isleton CA 95641	Date of Inspection 10/23/2023	No. of Pages 7
 <div style="display: inline-block; vertical-align: middle; margin-left: 20px;"> <p>2450 Armstrong Street Livermore, CA 94551 Tel: (925) 724-9433 Email: bros.reports@gmail.com www.brothersinspections.com</p> </div>			
Firm Registration No. PR 7778	Report No. 19307	Escrow No.	
Ordered By: Compass 900 Main Street Pleasanton, CA 94566 Attn: Kris Moxley (925) 519-9080	Property Owner/Party of Interest Owner of Record 61 Main St Isleton, CA 95641	Report Sent To: Compass 900 Main Street Pleasanton, CA 94566 Attn: Kris Moxley (925) 519-9080	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Commercial. One story brick building.		Inspection Tag Posted: Garage	
		Other Tags Posted: None	
An inspection has been made to 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 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 above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.			

NOTE : DIAGRAM IS DISPLAYED ON PAGE 2

Inspected by Michael George State License No. OPR 13029 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 preceeding 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, or (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 04/2015)

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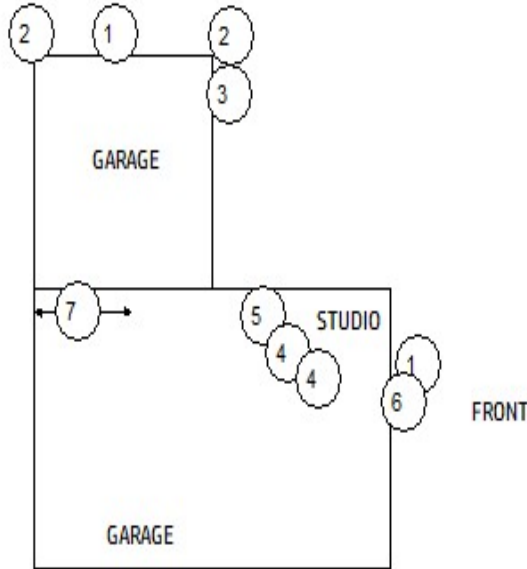
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THIS IS A STRUCTURAL PEST CONTROL REPORT: NOT A BUILDING INSPECTION REPORT THEREFORE NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THIS BUILDING

IMPORTANT INFORMATION FOR ALL INTERESTED PARTIES TO READ

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms in visible and accessible areas on the date of inspection, and contains recommendations for correcting any infestation, infections, or conditions found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and its rules and regulations.

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 inspect, such as inaccessible attics or portions thereof; the interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below; such structural segments as enclosed bay windows, buttresses, and similar areas to which there is no access without defacing or tearing out lumber, masonry or finished work; built in cabinet work; floors beneath coverings, areas where storage conditions, furnished interiors or locks make inspection impracticable. These areas will be inspected if they are made accessible by the owner at his expense.

NOTE: It is not economically feasible to open and check areas mentioned above and similar enclosed conditions. These areas are excluded from this report. Also, detached wooden fences, garden trellises, and similar detached appendages are not part of this report. This inspection covers the structure indicated on the diagram.

Showers over ceilings are not water tested unless water stains are evident below. In which case, recommendations will be made for further testing.

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE 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 property was not inspected for the absence of health related molds or fungi. By California law we are neither qualified or authorized, nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence of health related molds, you should contact an industrial hygienist.

NOTE: WE DO NOT REMOVE FLOOR COVERINGS AT THE TIME OF OUR INSPECTION. WE ASSUME NO RESPONSIBILITY FOR ANY DAMAGE DETECTED TO ANY WOOD FLOORS AFTER THE FLOOR COVERINGS HAVE BEEN REMOVED. THESE AREAS WILL BE INSPECTED IF THEY ARE MADE ACCESSIBLE PRIOR TO OUR INSPECTION.

NOTE: All attics are inspected from the access hatch only. Insulation and lack of accessible area makes these areas inaccessible to inspect.

NOTE: IT IS INDUSTRY PRACTICE THAT THE EAVES, SIDING AND TRIM ABOVE 11 FEET ARE VIEWED FROM GROUND LEVEL ONLY, AS OUR INSPECTORS DO NOT CARRY EXTENSION LADDERS. IF ANY FURTHER INFORMATION IS DESIRED WE WILL RETURN TO THE PROPERTY WITH AN EXTENSION LADDER AT AN ADDITIONAL CHARGE.

NOTE: THE DIAGRAM IN THIS REPORT IS NOT TO SCALE.

Thank you for calling Brothers Inspections Services. For any questions regarding this report, please contact our office at (925) 724-9433

NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS COMPANIES SHOULD LIST THE

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SAME FINDINGS (I.E. TERMITE INFESTATION, TERMITE 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.

When Work Is Recommended

Brothers Inspections Services agrees to use all reasonable care in the performance of our work, but we cannot assume any responsibility should any damage occur to plumbing pipes, electrical pipes imbedded in the ground or overhead, roof or other facilities, plants and shrubs, or for injuries or death of animals.

Pesticides are the products Brothers Inspections Services uses to control the target pests listed in your inspection. Pesticides make a better life for all of us. They help control disease carriers thus protecting your health and property. When properly used, pesticides pose no problem to man or the environment. Your Brothers Inspections Services Pest Control technician is a state certified applicator and is constantly being upgraded by our training sessions. If you have any questions please call the following number (925) 724-9433

NOTE: It is recommended that building permits be obtained for all work requiring permits, prior to beginning the recommended repairs. For information concerning the building department and permit requirements, contact the local building department. Work performed as required under a permit from the building department should be approved, accepted and signed off by the department prior to considering such work to be completed. Building department may require installation of smoke/heat detectors as a condition of obtaining a building permit.

This company will re-inspect repairs done by others within four(4) months of our original inspection. A charge, if any, cannot be greater than the original inspection fee for each re-inspection. The re-inspection must be done within ten (10) working days of the request. The re-inspection is a visual inspection, and, if inspection of concealed areas are desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

NOTE: The charge for services that this company subcontracts to another licensed company may include the companies charges for arranging and administering such services in addition to the direct costs associated with paying the sub contractor. You may accept Brothers Inspections Services bid, or you may contract directly with another licensed company. Brothers Inspections Services will not be responsible for any act or omission in the performance of work that you directly contract with another to perform.

NOTE: If any infestation, infection or damage is discovered in a concealed area during the course of performing any recommendations on this report, or any remodel work, this company will file a supplemental report. This company is not responsible for controlling such infestation or infections nor responsible for controlling such damage. If the additional work is within the scope of this companies operation a cost will be provided with the supplemental report.

All payments are due upon completion of work. In the event an attorney is employed to enforce payment, the under-signed agrees to pay reasonable attorney fees and other costs of collection. Any balance after thirty(30)days will be subject to a 1 1/2% finance charge on the unpaid balance.

Under California Mechanics lien law, any structural pest control operator who contracts to do work for any contractor, subcontractor, laborer, supplier or their person who helps to improve your property, but has not paid for his work or supplies, has a right to enforce a claim against your property. This means that after a hearing, your property could be sold by a court officer and the proceeds of the sale use to satisfy the debt. This can happen even if you have paid your contractor in full, if the subcontractors, laborers, or suppliers remain unpaid. We reserve the 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 the property. It's purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

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This is a seperated report; it is defined as Section 1 and Section 2 conditions evident on the date of inspection.

Section 1: Contains items where evidence exists of active infestation, infection or condition that have resulted in or from infestation or infection.

Section 2: Contains items deemed likely to lead to infestation or infection, but where no visible evidence of such was found.

Further Inspection: Contains items 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 1 or Section 2.

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1. FINDINGS AND RECOMMENDATIONS:

- ITEM 1 FINDING: The exterior wood members are weathered and in need of paint.
- RECOMMENDATION: The owner should have these areas well sealed and painted as general home maintenance.
***** This is a Section 2 Item *****
- ITEM 2 FINDING: The rafter and fascia has been damaged by fungus at the area indicated on the diagram.
- RECOMMENDATION: Remove and replace all damaged wood members. If the damage is found to extend into an inaccessible area a supplemental report will be issued with additional findings recommendations and bids. Paint to match as close as possible. No guarantees are made on color match.
***** This is a Section 1 Item *****
- ITEM 3 FINDING: The rain gutters and downspouts appear to be leaking and/or clogged.
- RECOMMENDATION: The owner should have a sheetmetal contractor, or someone in this line of work, clean and/or repair the gutters or downspouts as necessary.
***** This is a Section 2 Item *****
- ITEM 4 FINDING: Fungus damage was noted to the flooring at the kitchen and bathroom in the studio area.
- RECOMMENDATION: The owner is advised to have the flooring replaced.
***** This is a Section 1 Item *****
- ITEM 5 FINDING: The kitchen sink shelg has been damaged by fungus at the area indicated on the diagram.
- RECOMMENDATION: Remove and replace all damaged wood members. If the damage is found to extend into an inaccessible area a supplemental report will be issued with additional findings recommendations and bids. Paint to match as close as possible. No guarantees are made on color match.
***** This is a Section 1 Item *****
- ITEM 6 FINDING: The door jamb has been damaged by fungus at the area indicated on the diagram.
- RECOMMENDATION: Remove and replace all damaged wood members. If the damage is found to extend into an inaccessible area a supplemental report will be issued with additional findings recommendations and bids. Paint to match as close as possible. No guarantees are made on color match.
***** This is a Section 1 Item *****
- ITEM 7 FINDING: The rear interior of the building was inaccessible at the time of inspection.
- RECOMMENDATION: Once this area is made available we will further inspect the area.
***** Unknown Further Inspection Recommended *****

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ITEM 2



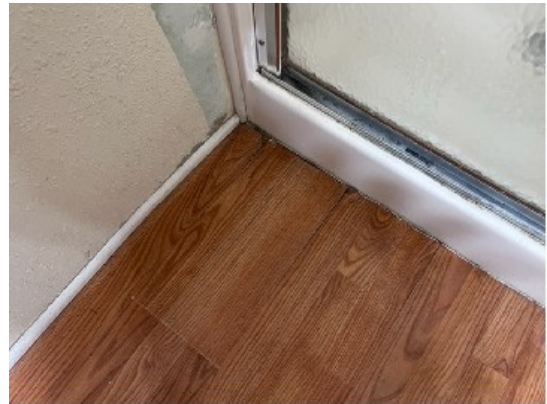
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