

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 891	STREET, CITY, STATE, ZIP - 899 Bell St , Lafayette CA 94549	Date of Inspection 10/10/2025	No. of Pages 10
<div style="display: flex; align-items: center;"> <div> 2450 Armstrong Street Livermore, CA 94551 Tel: (925) 724-9433 Email: bros.reports@gmail.com www.brothersinspections.com </div> </div>			
Firm Registration No. PR 7778		Report No. 26234	Escrow No.
Ordered By: Coldwell Banker Attn: Scott Winburne 925-200-5103		Property Owner/Party of Interest Tom Portue 891 - 899 Bell St Lafayette, CA 94549	Report Sent To: Coldwell Banker Attn: Scott Winburne 925-200-5103
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Five-Plex building.		Inspection Tag Posted: Basement	
		Other Tags Posted: None noted	
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 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.			

Received 1 - 12 pages

Sign

DATE

Sign

DATE

NOTE: DIAGRAM IS DISPLAYED ON PAGE 2

Inspected by Steven Sanchez

State License No. OPR14035

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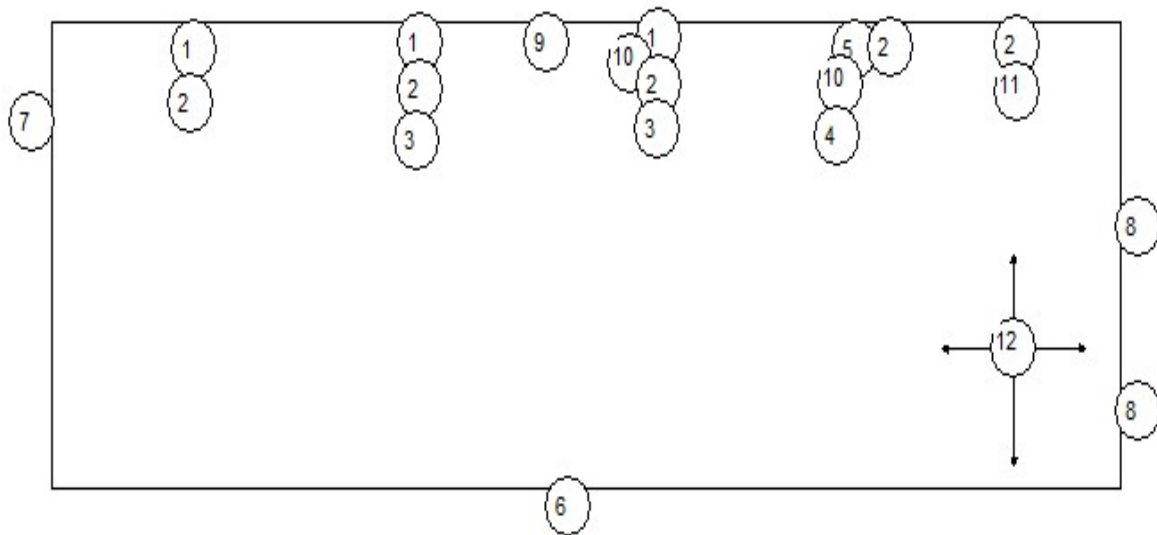
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THIS IS A STRUCTURAL PEST CONTROL REPORT: NOT A BUILDING INSPECTION REPORT. THEREFORE, NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THIS BUILDING.

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 the 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.

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 Contractors State License Board.

Mold Inspection Disclaimer

Please note that our inspection **does not include testing for or identification of mold, mildew, or other biological contaminants**. Mold inspection and testing require specialized training and equipment beyond the scope of this standard property inspection. If you have concerns about possible mold or indoor air quality issues, we strongly recommend consulting a licensed mold assessor or environmental specialist. We make no representations or warranties regarding the presence, absence, or potential for mold or moisture-related conditions in the property. The client assumes full responsibility for seeking additional evaluations if mold is a concern.

Rodent Disclaimer

Please note that our inspection and treatment services **do not include the detection, inspection, or evaluation of rodent activity**, including but not limited to rats, mice, or other mammals. We do not inspect for rodent entry points, droppings, nesting sites, or structural damage caused by rodents. If there are concerns about rodent presence or infestation, we recommend consulting a licensed rodent or wildlife control specialist for further evaluation and mitigation. Our findings and treatments are limited strictly to the pest species and areas specifically identified in our service agreement. No representation is made regarding the presence or absence of rodents unless explicitly stated in writing.

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 areas make these areas inaccessible to inspect.

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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.

NOTICE: Reports on this structure prepared by various companies should list the same findings (i.e. termite infestation, termite damage, etc) however, recommendations to correct these findings may vary from company to company. You have 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 embedded 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. The building department may require installation of smoke/heat detectors as a condition for 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 is 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 with another licensed company may include the company's 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 is it responsible for controlling such damage. If the additional work is within the scope of this company's operation a cost will be provided with the supplemental report.

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- During repairs, if scaffolding and/or scissor lift are required and necessary to complete the repairs, a supplemental report will be issued. The owner is responsible for scaffolding/scissor lift costs before work proceeds.
- Showers over ceilings are not water tested unless water stains are evident below. In which case, recommendations will be made for further inspection testing.
- The attics are only viewed from the access point. If there are walkable surfaces, we will enter the attic and inspect as many accessible areas as possible.
- Further inspection policy: All areas of the structure (i.e. garages, bedrooms, crawlspace, attic, etc.) must be accessible prior to inspection. If storage blocks accessibility a return trip fee of \$85 will apply per supplemental report.
- The inspection fee is separate from repair cost and is due at the time of inspection.

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

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 1.5% 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 are used 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 a 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. Preliminary notice is not a lien against the 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.

This is a separated 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.

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

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1. FINDINGS AND RECOMMENDATIONS:

- ITEM 1 FINDING: Unit 891, Unit 893 & Unit 895 hall bathroom shower tiles were noted to be cracked and missing grout.
- RECOMMENDATION: Seal the tile in the most practical way.
***** This is a Section 2 Item ***** OWNER
- ITEM 2 FINDING: The Unit 891, Unit 893, Unit 895, Unit 897 & Unit 899 hall bathroom shower heads are above the shower enclosure wall lines. No damage noted at this time.
- RECOMMENDATION: The owner to keep these areas well sealed and maintained.
***** This is a Section 2 Item ***** OWNER
- ITEM 3 FINDING: The toilets in the Unit 893 & Unit 895 hall bathrooms are loose.
- RECOMMENDATION: Remove the toilets and replace the wax seals with new. Reset toilets.
***** This is a Section 2 Item ***** OWNER
- ITEM 4 FINDING: Fungus has damaged the underlayment at the Unit 894 hall bathroom vinyl floor.
- RECOMMENDATION: Remove the toilet, floor covering and underlayment. Replace the damaged underlayment with new material. Install new vinyl floor covering. Reset the toilet on a new wax ring. Install new wood baseboard.
- NOTE: WE WILL QUOTE THE COST TO UPGRADE THE FLOOR TO TILE UPON REQUEST.
***** This is a Section 1 Item ***** \$ 900.00
- ITEM 5 FINDING: A plumbing leak was noted at the Unit 897 hall bathroom shower valve.
- RECOMMENDATION: Repair the plumbing leak in the most practical way. If it becomes necessary to replace adjacent plumbing a supplemental report will be issued with any additional findings, recommendations and bids.
***** This is a Section 2 Item ***** OWNER
- ITEM 6 FINDING: There is a minor amount of fungus damage at the fascia.
- RECOMMENDATION: Hollow out this area and fill the void with a wood filler. Paint to match.
***** This is a Section 2 Item ***** OWNER
- ITEM 7 FINDING: The laundry room door has been damaged by fungus at the area(s) 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 any additional findings, recommendations and bids. Paint to match as close as possible.
- NOTE: NO GUARANTEES ARE MADE ON COLOR MATCH.
***** This is a Section 1 Item ***** \$ 1200.00

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1. FINDINGS AND RECOMMENDATIONS:

ITEM 8 FINDING: The sheathing has been damaged by fungus and carpenter bees at the area(s) 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 any additional findings, recommendations and bids.

NOTE: IT WILL BE THE OWNER'S RESPONSIBILITY TO CONTACT A ROOFING CONTRACTOR TO REPAIR THE ROOF COVERING WHERE DISTURBED BY REPAIRS.

***** This is a Section 1 Item *****

\$ 500.00

ITEM 9 FINDING: The basement bathroom sink shelf is fungus damaged.

RECOMMENDATION: Remove and replace the shelf as necessary.

NOTE: IF DURING THE COURSE OF OUR REPAIRS TO THE SINK SHELF, IT BECOMES NECESSARY TO MODIFY/REPAIR THE ADJACENT PLUMBING FACILITIES, A SUPPLEMENTAL REPORT AND BID WILL BE ISSUED.

***** This is a Section 1 Item *****

\$ 300.00

ITEM 10 FINDING: The subarea framing has been damaged by fungus at the area(s) 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 any additional findings, recommendations and bids.

***** This is a Section 1 Item *****

\$ 1200.00

ITEM 11 FINDING: Surface fungus was noted on the wood members in the subarea framing.

RECOMMENDATION: Wire brush and treat the infected wood members with (TIMBOR) a registered fungicide in accordance with the manufacturers label. This must be performed by a licensed chemical applicator.

***** This is a Section 1 Item *****

\$ 250.00

ITEM 12 FINDING: Cellulose debris (wood, paper products) with evidence of fungus was noted in the subarea.

RECOMMENDATION: Remove the cellulose debris of a rakeable size.

***** This is a Section 1 Item *****

\$ 200.00

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OCCUPANTS CHEMICAL NOTICE

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

(1) The pest(s) to be controlled:

☐ SUBTERRANEAN TERMITES ☐ DRYWOODS ☒ FUNGUS ☐ BEETLES ☐ CARPENTER BEES

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

- ☐ A. VIKANE GAS: Active ingredient: Sulfuryl Fluoride. Lethal gas (POISON)
☐ B. CHLOROPICRIN: Used as warning agent with Vikane Gas Fumigant.
☐ C. FUMITOXIN: Active ingredient: Aluminum Phosphide
☐ D. TERMIDOR HE: Active ingredients: Fipronil: 5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-((1R,3S)-(trifluoromethyl)sulfinyl)-1H-pyrazole-3-carbonitrile.....8.73%
☐ E. TENGARD: Active ingredients: Permethrin
☒ F. TIMBOR: Active ingredients: (Disodium Octaborate Tetrahydrate)
☐ G. INVADER HPX: Active ingredients: 2-(1Methylethoxy) Phenyl Methylcarbamate
☐ H. DELTA DUST: Active Ingredient (s) 0.05% Deltamethrin

(3) "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 U.S. 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 any of the following symptoms, contact your physician or poison control center and your pest control company immediately."

---- Nausea, vomiting, diarrhea, skin irritation, abdominal cramps, eye irritation, ringing in ears, excitability, difficulty breathing, lung irritation, respiratory irritation, pulmonary edema, fatigue, chest pain, dizziness, unconsciousness cyanosis, central nervous system effects.

---- Nausea, vomiting, diarrhea, skin irritation, nose & throat irritation, sweating, abdominal cramps, headache, eye irritation, excitability, shortness of breath, drowsiness, involuntary shaking, abdominal cramps, irritability, blurred vision.

For further information, contact any of the following:

Brothers Inspections Services.... (925) 724-9433
 Alameda County Health Department.... (510) 567-6577
 Contra Costa Health Department....(925) 370-5000

-Poison Control Center(800) 876-4766
 -Alameda County Ag Department.....(925)551-5420
 3575 Greenville Rd, Livermore, CA 94550
 -Contra Costa County Ag Department.....(925)608-6600
 1025 Escobar St, Martinez, CA 94553
 -Structural Pest Control Board.....(916) 561-8700
 2005 Evergreen Street, Suite #1500 Sacramento, CA 95815

Persons with respiratory or allergic conditions, 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 AFFOREMENTIONED.

OWNER/OCCUPANT	DATE
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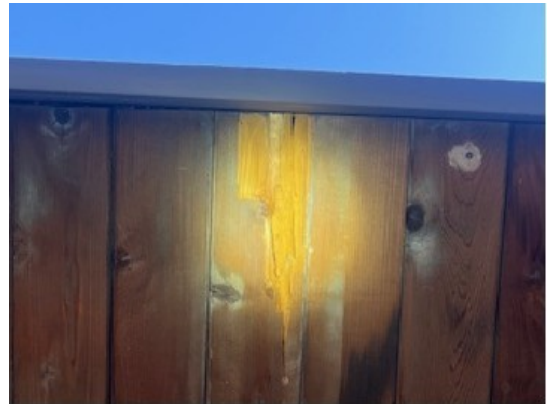
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ITEM 1**ITEM 8****ITEM 6****ITEM 8****ITEM 7****ITEM 9**

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ITEM 10**ITEM 10****ITEM 11**



2450 Armstrong Street
Livermore, CA 94551
Tel: (925) 724-9433
Email: bros.reports@gmail.com
www.brothersinspections.com

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WORK AUTHORIZATION CONTRACT

Address of Property: 891 - 899 Bell St , Lafayette CA 94549
Inspection Date: 10/10/2025
Report #: 26234
Title Co. & Escrow #:

SECTION 1
4 \$ 900.00
7 \$ 1200.00
8 \$ 500.00
9 \$ 300.00
10 \$ 1200.00
11 \$ 250.00
12 \$ 200.00

SECTION 2
1 OWNER
2 OWNER
3 OWNER
5 OWNER
6 OWNER

FURTHER INSPECTION

We Authorized the Following
Section 1 Items to be Performed.

4,7,8,9,10,11,12

We Authorized the Following
Section 2 Items to be Performed.

1,2,3,5,6

We Authorized the Following
Items for Further Inspection.

Proposed Cost Section 1: \$4,550.00

Proposed Cost Section 2: \$0.00

Proposed Cost Fur.Insp.: \$0.00

Total: \$4,550.00

NOTICE TO OWNERS: Under 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 the 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, laborer, or supplier remains unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as contractors or materials suppliers are required to provide you with a document entitled "Preliminary 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.

I have read this work authorization contract and WDO inspection report it refers to.

SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.

I have read and understand the terms of this work authorization contract and hereby agree to all

APPROVED AND READ BY:

DATE

ACCEPTED FOR:

BROTHERS INSPECTIONS SERVICES

DATE



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Livermore, CA 94551
Tel: (925) 724-9433
Email: bros.reports@gmail.com
www.brothersinspections.com**

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WORK AUTHORIZATION CONTRACT

Address of Property: 891 - 899 Bell St , Lafayette CA 94549
Inspection Date: 10/10/2025
Report #: 26234
Title Co. & Escrow #:

CUSTOMER INFORMATION

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owner's wishes. ANY WORK PERFORMED AGAINST AN EXISTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

Work completed (LABOR) by operator shall be guaranteed for a period of one year from completion. Toilet plumbing (parts supplied by this firm), showers, floors or any measures for the control of moisture are guaranteed for (30) days only. Chemical treats are guaranteed for one year. Only the areas treated are guaranteed.

Customer agrees to hold the company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work. In case of non-payment by the owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filled or not. A SERVICE CHARGE OF 1.5%, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1.5% PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs.

All repairs performed by others must be re-inspected by Brothers Inspections Services before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to Brothers Inspections Services before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

If at the time of repairs to decks, the damage is found to be more extensive, a supplemental report will be given along with a bid for any other corrections that may be necessary.

A re-inspection of specific items on the report or of any other conditions pertaining to this structure can be done at an ADDITIONAL COST PER TRIP. The re-inspection must be done within (4) months of the original inspection.

Our inspectors are **not** equipped with 40 ft. ladders therefore all two story buildings will not be inspected at the eaves unless requested.

NOTE: Inspection fee is billed separately above any work costs.

MOLD DISCLAIMER: 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.

NOTE: Work performed by Brothers Inspections Services is guaranteed for a period of one (1) year from the date of completion. Fumigations and whole house treatments are guaranteed for three (3) years from date of completion.

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.