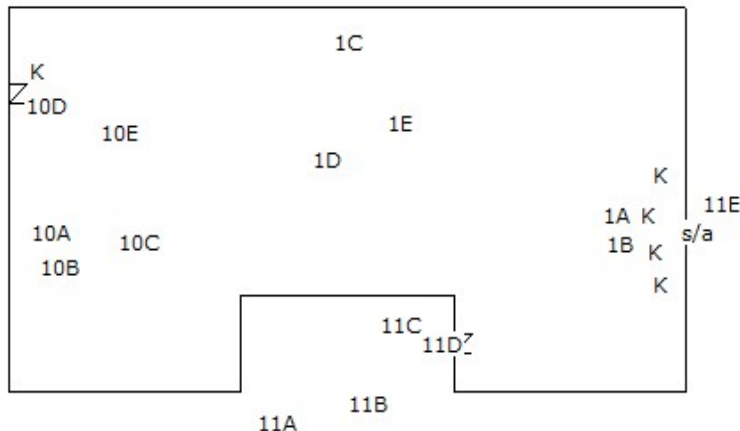


# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. <b>6310</b>	STREET, CITY, STATE, ZIP <b>THORNTON AVENUE, NEWARK CA 94560</b>	Date of Inspection <b>6/17/2024</b>	No. of Pages <b>9</b>
<b>TERMWRIGHT STRUCTURAL PEST CONTROL</b> <b>40797 Blacow Road, Fremont, CA 94538</b> <b>Ph: (510) 651-3702 Fax: (510) 490-6370</b> <b>Email: termwright@gmail.com</b> <b>www.termwrightstructuralpestcontrol.com</b>			
Firm Registration No. <b>PR 5130</b>	Report No. <b>6780</b>	Escrow No.	
Ordered By: COLDWELL BANKER 3440 WALNUT AVENUE #110 FREMONT, CA 94538 Attn: EVERETT ESLINGER 794-1300	Property Owner/Party of Interest GARY & COLEEN DONGES 6310 THORNTON AVENUE NEWARK, CA 94560	Report Sent To:	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: 1 story, single family dwelling with stucco siding, composition roof, vacant		Inspection Tag Posted: in subarea	
		Other Tags Posted:	
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 checked="" 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.			

NOT TO SCALE



Inspected by RICK MARIA

State License No. OPR8662

Signature

*Rick Maria*

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, or (800) 737-8188 or www.pestboard.ca.gov.

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A. INACCESSIBLE AREAS AND AREAS NOT INSPECTED/DISCLAIMER, PLEASE READ; Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to: inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; spaces between a floor or porch deck and the ceiling below; area where there is no access without defacing or tearing out lumber, masonry or finished work; areas behind stoves, refrigerators or beneath floor coverings, furnishings; areas where encumbrances and storage, conditions or locks make inspection impractical, portions of the sub area concealed or made inaccessible by ducting or insulation, area beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways. We assume no responsibility for work done by anyone else, for damage to structure or contents during our inspection, or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant.

B. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestation to enter. Infestations in the walls may be concealed by plaster so that a diligent inspection may not disclose the true condition. These areas are not practical to inspect because of health hazards, damage to the structure; or inconvenience. They were not inspected unless described in this report. We recommend further inspection if there is any question about the above noted areas. Ref: Structural Pest Control Act, Article 6, Section 8516(b), paragraph 1990(i). Amended effective March 1, 1974. Inspection is limited to disclosure of wood destroying pests or organisms as set forth in the Structural Pest Control Act, Article 6, Section 8516(b), Paragraph 1990-1991.

C. THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED, IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFER CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS STATE LICENSED BOARD. Notice-Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestation, 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. Please call Termwright first when a second alternative is desired. Reinspection-This company will not guarantee others workmanship, quality of work or compliance with city/county building codes. We will not certification the application of any chemicals, including fungicides applied by others.

D. NOTE-IF DURING THE PERFORMANCE OF ANY REPAIRS OR REINSPECTIONS BY THIS COMPANY, ANY INFESTATION OR INFECTIONS ARE REVEALED THAT WERE NOT EVIDENT AT THE TIME OF OUR ORIGINAL INSPECTION, A SUPPLEMENTAL REPORT WILL BE ISSUED WITH FINDINGS, RECOMMENDATIONS AND ADDITIONAL COST. Any changes in the work specified or additional work required by any Public Bodies will not be performed by Termwright without written authorization by Customer.

E. Second story stall showers are inspected but not water tested unless there is evidence of leaks in ceiling below. Ref: Structural Pest Control Rules and Regulations, Sec. 8516G. Sunken or below grade showers or tubs are not water tested due to their construction.

F. During the process of treatment or replacement it may be necessary to drill holes through ceramic tiles or other floor coverings; These holes will then be sealed with concrete. We will exercise due care but assume no responsibility for cracks, chipping or other damage to floor coverings. We do not re-lay carpeting.

G. We assume no responsibility for damage to any Plumbing, Gas or Electrical lines, etc., in the process of pressure treatment of concrete slabs or replacement of concrete or structural timbers.

H. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, Plants, TV Antennas or Roofs. A FUMIGATION NOTICE will be left with, or mailed to the Owner of this property, or his designated Agent. Occupant must comply with instructions contained in Fumigation Notice. During fumigation and aeration, the possibility of burglary exists as it does any time you leave your home. Therefore, we recommend that you take any steps that you feel necessary to prevent any damage to your property. We also recommend that you contact your insurance agent and verify that you have

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insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide any on site security except as required by state or local ordinance and does not assume any responsibility for care and custody of the property in case of vandalism, breaking or entering.

I. GUARANTEE; Repairs and treatments performed by Termwright will be guaranteed for a period of one year, with the exception of plumbing, caulking, resetting of commodes, tub, stall shower enclosures, which are guaranteed for 30 days only. There is no guarantees against future water damage to any area repaired or not. The guarantee on showers or tub units is void if the area is used before 24 hours. Location chemical treatment for termites is guaranteed for area of treatment only. No other guarantees are expressed or implied unless in writing. This report is based strictly on a visual inspection for the readily accessible areas of the structure or portions thereof, as described and diagrammed herein. We make no guarantees against infestation, damage, leaks or other adverse conditions which may exist but are not visibly evident on this date or that may develop after this date. THIS COMPANY EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR HIDDEN DAMAGE OR ACTIVITY. Termwright assumes no responsibility for inspection, infection or damage resulting from any items not completed by this company, nor do we give any guarantees for work completed by others. If it is found that others have concealed or hidden infestation or infection during their repairs, it will be the responsibility of interested parties to pursue the responsible parties.

J. Owner/agent/tenant acknowledges and agrees that inspection of the premises will not include any type of inspection for the presence or non-presence of asbestos and that this report will not include any findings or opinions regarding the presence or non-presence of asbestos in, upon or about the premises, we recommend that you contact a contractor specifically licensed to engage in asbestos related work. Further, should we discover the presence of asbestos during our inspection of the premises or should our inspection of the premises cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of the asbestos and the cost thereof. Owner/agent/tenant hereby agrees to waive any and all claims against this Company which are in any way related to the presence of asbestos on the premises and further agrees to indemnify and hold this company harmless from any and all claims of any nature asserted by any third party, including this Company's employees, which is in any way related to the presence of asbestos on the premises. THIS PROPERTY WAS NOT INSPECTED FOR THE PRESENCE OR ABSENCE OF HEALTH RELATED MOLDS OR FUNGI. BY CALIFORNIA LAW WE ARE NEITHER QUALIFIED, AUTHORIZED, NOT 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.

K. WHAT IS A WOOD DESTROYING PEST & ORGANISMS INSPECTION REPORT-READ THIS DOCUMENT. It explains the scope and limitations of Structural Pest Control Inspections & A Wood Destroying Pest & Organisms Report. A WOOD DESTROYING PEST AND ORGANISMS INSPECTION REPORT CONTAINS FINDINGS AS TO THE PRESENCE OR ABSENCE OF EVIDENCE OF WOOD DESTROYING INSECTS OR ORGANISMS IN VISIBLE AND ACCESSIBLE AREAS ON THIS DATE OF INSPECTION AND CONTAINS OUR RECOMMENDATIONS FOR CORRECTING ANY INFESTATIONS, INFECTIONS, OR CONDITIONS FOUND. THE CONTENTS OF THE WOOD DESTROYING PEST & ORGANISMS INSPECTION REPORT ARE GOVERNED BY THE STRUCTURAL PEST CONTROL ACT AND ITS RULES AND REGULATIONS. SOME STRUCTURES MAY NOT COMPLY WITH BUILDING CODE REQUIREMENTS OR MAY HAVE STRUCTURAL, PLUMBING, ELECTRICAL, HEATING OR AIR CONDITION, OR OTHER DEFECTS THAT DO NOT PERTAIN TO WOOD DESTROYING ORGANISMS. A WOOD DESTROYING PEST AND ORGANISMS INSPECTION REPORT DOES NOT CONTAIN INFORMATION ABOUT ANY SUCH DEFECTS AS THEY ARE NOT WITHIN THE SCOPE OF THE LICENSED OF THE INSPECTOR OR THE COMPANY ISSUING THIS REPORT.

L. IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 OR SECTION 2 CONDITIONS EVIDENT ON THE DATE OF THE INSPECTION. SECTION 1 CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATIONS OR INFECTIONS. SECTION 2 ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATIONS OR INFECTIONS, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND. FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREAS WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED A SECTION 1 OR SECTION 2.

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**1. Substructure Areas:**

ITEM 1A Evidence of drywood termites was noted in the subarea, with evidence extending above floor line.

RECOMMENDATION Fumigate the entire structure. We will have the gas shut off prior to fumigation, however, it will be the owners responsibility to contact PG&E to have gas turned back on after fumigation process has been completed. We assume no liability for any damage to the roof covering, solar panels, tv antenna or plants adjacent to the structure. NOTE-When authorized, we will send a fumigation packet for you to read and sign. NOTE-The price quoted here is for fumigation only. Any prep work is the responsibility of the owner. NOTE-There is an additional charge for the NYLOFUME bags for food.

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

ITEM 1B Drywood termites pellets noted in item 1A.

RECOMMENDATION Clean up and/or cover up all pellets to aid in future inspections. (Note It is common for additional pellets to sift down over a period of time due to normal household vibrations and scavenger insect activity. Our bid is for cleaning/covering the pellets one time only)

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

ITEM 1C A plumbing leak was noted at soil line.

RECOMMENDATION Others to contact a licensed plumber for repairs.

\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*

ITEM 1D The heat duct was noted to be disconnected.

RECOMMENDATION Owner to contact a properly licensed tradesperson for needed repairs.

\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*

ITEM 1E Pieces of cellulose debris (wood, paper products) were inspected in the subarea and no fungus infection was noted. This does not mean all the debris is not infected, as the inspector does not turn over each piece.

RECOMMENDATION Remove the cellulose debris of a rakable size from the subarea and dispose of. If while removing debris termites are found, a supplemental report will be issued with additional findings and costs.

\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*

**10. Other - Interiors:**

ITEM 10A The kitchen faucet was noted to leak internally.

RECOMMENDATION Repair or replace as needed.

\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*

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**10. Other - Interiors:**

ITEM 10B The kitchen counter top has cracked tiles and cracked grout.

RECOMMENDATION Apply appropriate sealant to keep water tight.

\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*

ITEM 10C The kitchen floor has broken floor tiles and missing tiles.

RECOMMENDATION; Remove existing flooring and install new underlayment and new flooring.

\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*

ITEM 10D Drywood termite and fungus damage noted to the threshold at side door. See item 1A.

RECOMMENDATION Remove the damaged wood. If no further damaged is exposed, replace with new material. Note-if damage is found to extend into inaccessible areas, a supplemental report will be issued with additional findings and costs.

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

ITEM 10E The utility room floor is deteriorated.

RECOMMENDATION; Removing existing floorng. Install new underlayment and new flooring.

\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*

ITEM 10F Fungus has damaged the trim at the window.

RECOMMENDATION Remove the damaged wood. If no further damage is exposed, repair/replace with new material. No painting is included in this bid. Note-if damage is found to extend into inaccessible areas, a supplemental report will be issued with additional findings and costs.

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

**11. Other - Exteriors:**

ITEM 11A HAIRLINE CRACKS WERE NOTED TO THE EXTERIOR STUCCO IN VARIOUS LOCATIONS. PARTIES OF INTEREST TO KEEP CRACKS WELL SEALED AND PAINTED TO PREVENT DAMAGE TO THE INTERIOR WALL FRAMING.

\*\*\*\*\* Information Item \*\*\*\*\*

ITEM 11B THE EAVE STRUCTURE IS INACCESSIBLE FOR PHYSICAL INSPECTION DUE SOFFITTING. NO VISIBLE SIGNS OF PROBLEMS WERE NOTED AT THIS TIME. NO REPRESENTATIONS ARE MADE AS TO THE PRESENCE OR ABSENCE OF WOOD DESTROYING PEST AND/OR ORGANISMS TO THIS AREA. SEE INACCESSIBLE AREAS ON PAGE 2.

\*\*\*\*\* Information Item \*\*\*\*\*

ITEM 11C Fungus has damaged the soffitng.

RECOMMENDATION Remove the damaged wood. If no further damage is exposed, repair/replace with new material. No painting is included in this bid. Note-if damage is found to extend into inaccessible areas, a supplemental report will be issued with additional findings and costs.

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

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**11. Other - Exteriors:**

ITEM 11D Fungus has damaged the threshold.

RECOMMENDATION Remove the damaged wood. If no further damage is exposed, repair/replace with new material. No painting is included in this bid. Note-if damage is found to extend into inaccessible areas, a supplemental report will be issued with additional findings and costs.

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

ITEM 11E Fungus has damaged the subarea access cover.

RECOMMENDATION Remove the damaged wood. If no further damage is exposed, repair/replace with new material. No painting is included in this bid. Note-if damage is found to extend into inaccessible areas, a supplemental report will be issued with additional findings and costs.

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

NOTE-Infestation and/or damage from termites can occur in any inaccessible areas. Termwright cannot be held liable for any damage that is not visible at the time of the inspection. Parties of interest may wish to have areas adjacent to termite evidence opened for a further inspection. SEE INACCESSIBLE AREAS ON PAGE 2.

When fumigating your home, the roof surface and perimeter areas of the building must be walked upon and damages may/will occur. Although the utmost care will be exercised, Termwright and their subcontractor will not assume any liability for such damage to these areas.

Fumigation may/will cause damage to tile and metal roofs. All due caution will be exercised in the performance of our work, but we will not, nor will our subcontractor assume any liability for damaged tiles and/or metal roof covering.

As is standard practice within our industry and since our inspectors do not carry a 30' ladder on their vehicle, the roof eaves, siding, stucco, windows and etc over 10ft in height could not be probed and were only inspected visually from the ground. See Inaccessible Areas not inspected on page 2.

Termwright does not inspect the plumbing or electrical of the dwelling, except where mentioned in the report. Parties of interest should contact other tradespersons regarding all plumbing and electrical in the dwelling.

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Termwright Structural Pest Control does not texture, paint or wall paper. However, we will cover exterior wood with one coat or primer only, weather permitting.

If work is completed by others, we must see areas opened up before new wood is installed, if called out in finding. If a building permit is required, we must see signed building permit. If you desire appropriate certification from our company. We can not reinspect others applications of chemicals. *There is a Reinspection charge of \$250.00 for each trip out.*

Should the further inspection items noted in this report not be performed, Termwright Structural Pest Control will assume no liability for any infestation or infection which may be concealed in these areas.

If damage is found to extend into inaccessible areas, a supplemental report will be issued with additional findings and costs.

Thank You for using Termwright Structural Pest Control. If you have any questions, need further assistance and/or wish to schedule work per this report, please contact Katherine at 510-651-3702 or email at *Termwright@gmail.com*

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1D



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1A



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10D



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1C



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