

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 12345	Street American Street	City Modesto	Zip 95354	Date of Inspection 01/14/12	Number of Pages 1 of 8
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Peace of Mind Pest Control
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Modesto, CA 95354
Phone: 866-757-8480 Fax: 866-653-0365
info@pomteam.com
Registration # PR6277

Report # 120017

Ordered by: Sample Real Estate Company John Smith 123 Main Street Modest, CA 95354	Property Owner and/or Party of Interest: FNMA - Fannie Mae	Report sent to: Sample Real Estate Company John Smith 123 Main Street Modest, CA 95354
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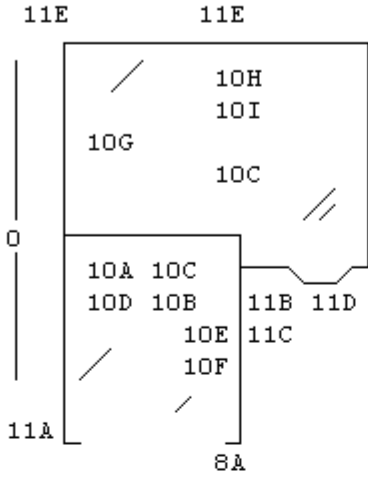
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: Single Family Residence, 2 Story, Vacant	Inspection Tag Posted: Water Heater Closet
	Other Tags Posted: No Other Tags Noted

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.



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SCOPE OF INSPECTION. IMPORTANT INFORMATION

This is a report of an inspection for wood destroying pests and organisms of an occupied, furnished structure. This inspection was of only the visible and accessible areas of the structure. This inspection and report does not reveal building code compliance or non-compliance. For information about code compliance, a company that makes structural home inspections should be engaged. We have not inspected areas under furnishings, appliances, storage or floor coverings nor did we inspect inside finished walls or ceilings. Inspection of these areas is not practical. If inspection of any of these areas is requested, we would perform that inspection for an additional charge. Water stains at subflooring can and do occur for any number of reasons during the history of a structure. Water stains in the subarea will only be mentioned if they appear to be recent in nature or indicative of damage. We did not inspect electrical, heating or mechanical systems or did we inspect the plumbing systems except as may be specifically noted below. Inspection of these systems is beyond the scope of this inspection report.

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 CONTRACTORS STATE LICENSE BOARD.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1 CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2 ITEMS AREA 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 AREAS 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.

ATTIC SPACES:

NOTE: THE ATTIC WAS INSPECTED FROM THE ACCESS OPENING DUE TO DIMINISHED CLEARANCE AND INSULATION. NO VISIBLE INFESTATION OR INFECTION WAS NOTED ON THE VISIBLE SURFACES AT THIS TIME. NO RECOMENDATIONS ARE MADE.

GARAGES:

8A. FINDING: Fungus has damaged the overhead door jamb in the garage.

RECOMMENDATION: Remove the damaged door jamb for further inspection. If no further damage is exposed, replace with new material. Prime paint only. (SECTION I ITEM)

NOTE: CARPET WAS NOTED ON THE FLOOR AND UP THE FOUNDATION WALL IN THE GARAGE. NO VISIBLE INFECTION OR INFESTATION WAS NOTED ON THE VISIBLE SURFACES AT THIS TIME. NO RECOMENDATIONS ARE MADE.

OTHER - INTERIOR:

10A. FINDING: A plumbing leak was noted at the bathtub valves in the 2nd hall bath.

RECOMMENDATION: Repair the leak as found to be necessary. (SECTION II ITEM)

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- 10B. FINDING: Voids and/or missing escutcheon covers were noted at the faucets of the stall shower and/or tub enclosure.
- RECOMMENDATION: Install new escutcheon covers and/or seal the voids around the faucet. (SECTION II ITEM)
- 10C. FINDING: A plumbing leak was noted at the angle stop at the 1st, 2nd hall bath sink and bar sink.
- RECOMMENDATION: Repair the leak as found to be necessary. (SECTION II ITEM)
- 10D. FINDING: Small chip was noted at the fiberglass bathtub.
- RECOMMENDATION: Seal chips with silicon caulking. (SECTION II ITEM)
- 10E. FINDING: Water stains were noted on the ceiling indicating a possible roof leak.
- RECOMMENDATION: The owner should engage in the services of a licensed roofing contractor to determine the present condition of the roof and to make any necessary repairs to the roof or the roof coating system. (FURTHER INSPECTION ITEM)
- 10F. FINDING: Water stains/water damage was noted at the ceiling at the bedroom closet indicating a possible roof leak.
- RECOMMENDATION: Remove the stained section of sheetrock for further inspection. If no further damage is exposed, install new sheetrock, tape and texture. Owner is to paint as desired. (SECTION II ITEM)
- 10G. FINDING: Water stains were noted on the ceiling in the living room directly below the upstairs master bathroom, indicating possible leakage and/or damage.
- RECOMMENDATION: Remove the stained portion of the ceiling to check for leaks and for further inspection. If no additional findings, install new sheetrock, tape and texture. The owner is to paint as desired. (SECTION II ITEM)
- 10H. FINDING: The kitchen sink has an opening.
- RECOMMENDATION: Install a cap at the opening to prevent leaking. (SECTION II ITEM)
- 10I. FINDING: A plumbing leak was noted at the waste line in the kitchen.
- RECOMMENDATION: Repair the leak as found to be necessary. (SECTION II ITEM)
- OTHER - EXTERIOR:**
- 11A. FINDING: Missing cover for the telephone lines was noted.
- RECOMMENDATION: Install a new telephone cover. (SECTION II ITEM)
- 11B. FINDING: Fungus has damaged the fascia board/barge rafter at the eaves.

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RECOMMENDATION: Remove the gutter as necessary. Remove the fungus damaged wood members. If no further damage is exposed replace with new material. Reattach the gutter as necessary. Prime paint only. (SECTION I ITEM)

11C. FINDING: Evidence of a wood destroying fungus infection/damage were noted at the eaves.

RECOMMENDATION: Owner/agent should engage the services of a licensed roofing contractor to remove the fungus damaged wood member(s) at the eaves and replace with new material. Make any necessary repairs to the roof coating systems to correct the adverse moisture condition. (FURTHER INSPECTION ITEM)

11D. FINDING: Fungus has damaged the wood siding and window trim.

RECOMMENDATION: Remove the damaged siding for further inspection. If no further damage is exposed, replace with new material. Prime paint only. (SECTION I ITEM)

NOTE: DUE TO THE AGE OF CERTAIN MATERIALS OR CHANGES FROM FACTORY, REPLACEMENT MATERIAL MAY NOT BE AVAILABLE IN THE SAME DIMENSION, DESIGN OR QUALITY. A SUBSTITUTE CLOSELY RESEMBLING THE EXISTING MATERIAL WILL BE USED.

OTHER - EXTERIOR:

11E. FINDING: Fungus has damaged the sheathing, rafter tails, and fascia boards at the eaves.

RECOMMENDATION: Remove enough roof covering to allow for removal of damaged wood members. If no further damage is exposed, replace wood members with new material, install roof material. If damage extends into inaccessible areas a supplemental report will be issued with additional findings/recommendations and costs. (SECTION I ITEM)

NOTE: PORTIONS OF THE EXTERIOR ARE INACCESSIBLE DUE TO A ZERO LOT LINE. IF INTERESTED PARTIES WISH FURTHER INSPECTION OF THE AREA, THE AREA WILL BE INSPECTED AFTER IT IS MADE ACCESSIBLE. NO OPINION IS RENDERED CONCERNING THE AREA AT THIS TIME. SEE 0 ON DIAGRAM.

NOTE: THE EXTERIOR AREAS OF THIS STRUCTURE WERE VISUALLY INSPECTED FROM THE GROUND LEVEL, AND THE SIDING, WINDOWS AND ROOF EAVES WERE NOT PROBED AT THE SECOND STORY LEVEL. ANY AREAS OF THE EXTERIOR THAT EXHIBITED VISIBLE SIGNS OF INFESTATION, INFECTION WILL BE DESCRIBED IN THE BODY OF THIS REPORT.

OCCUPANTS CHEMICAL NOTICE

PEACE OF MIND PEST CONTROL 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 FUNGUS or DRY ROT BEETLES DRY-WOOD TERMITES OTHER

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

A. PREMISE-75: Active ingredients:

Imidacloprid, [(6-Chloro-3-pyridinyl)methyl]-N-nitro-2-imidazolidinimine...75.0%

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__B. TERMIDOR: Active ingredients:

ipronil:5-amino-1-(2,6-dichloro-4-(trifluoromethyl)phenyl)-4-(1,R,S)-(trifluoromethyl)sulfinyl)-1-Hpyrazole-3-carbonitrile...9.1%

__C. I MAXX PRO: Active ingredients:

Imidacloprid, 1-[(6-Chloro-3-pyridinyl)methyl]-N-nitro-2-imidazolidinimine...75.0%

__D. TIM-BOR: Active ingredients:

Disodium octaborate tetrahydrate...98.0% (Na₂B₈O₁₃.4H₂O)

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.

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. THIS STATEMENT SHALL BE MODIFIED TO INCLUDE ANY OTHER SYMPTOMS OF OVER EXPOSURE WHICH IS NOT TYPICAL OF INFLUENZA.

FOR FURTHER INFORMATION CONTACT ANY OF THE FOLLOWING:

PEACE OF MIND PEST CONTROL: (866)757-8480
POISON CONTROL CENTE: (800) 876-4766
COUNTY HEALTH DEPARTMENT: (209) 558-7000
STANISLAUS COUNTY AG. COMMISSIONER: (209) 525-4730
STANISLAUS COUNTY HEALTH DEPARTMENT: (209) 558-7400
SAN JOAQUIN COUNTY AG. COMMISSIONER: (209) 468-3300
SAN JOAQUIN COUNTY HEALTH DEPARTMENT: (209) 468-3400
MERCED COUNTY AG. COMMISSIONER: (209) 385-7431
MERCED COUNTY HEALTH DEPARTMENT: (209) 385-7710
SACRAMENTO COUNTY AG. COMMISSIONER: (916) 366-2003
STRUCTURAL PEST CONTROL BOARD: (916) 924-2291

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.

1. 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 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 examination, 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.

2. Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will

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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(l). 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.

3. This company will reinspect repairs done by others with in four (4) 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 (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.

4. This company is not responsible for work completed by others, recommended or not, including by Owner, Contractor bills should be submitted to Escrow as certification of work completed by others.

5. 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.

6. During the course of/ or after opening walls or any previously concealed areas, should any further damage or infestation be found, a supplementary report will issued. Any completed in these areas would be at Owner's direction and additional expense.

7. 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, shipping or other damage to floor coverings. We do not re-lay carpeting.

8. 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.

9. When a fumigation is recommended we will exercise all due care but assume no responsibility for damage to Shrubbery, Trees, Plants, TV Antennas of 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 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.

10. Your termite report and clearance will cover EXISTING infestation or infection which is outlined in this report. If Owner of property desires coverage of any new infestation it would be advisable to obtain a CONTROL SERVICE POLICY which would cover any New infestation for the coming year.

11. If you should have any questions regarding this report, please call or come by our office any weekday between 8:00 a.m. and 5:00 p.m. We also provide information about additional services for the control of Household Pests such as Ants and Fleas, etc.

12. I agree to pay reasonable attorney's fees if suit is required by this COMPANY to enforce any terms of this contract,

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together with the costs of such action, whether or not suit proceeds to judgment.

13. The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a Monthly rate of 1.5% of the unpaid balance (annual percentage rate of 18%) will be added to all accounts past due.

14. If this report is used for escrow purposes then it is agreed that this inspection report and Completion, if any, is part of the ESCROW TRANSACTION. However, if you received written or verbal instructions from any interested parties involved in this escrow (agents, principals, etc.) to not pay our invoice at close of escrow, you are instructed by us not to use these documents to satisfy any conditions or terms of your escrow for purposes of closing the escrow. Further, you are instructed to return all of our documents and the most current mailing address you have on file for the property owner.

15. Owner/agent/tenant acknowledges and agree 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 premise, 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 premise or should our inspection of the premise cause a release of asbestos dust or particles, owner/agent/tenant shall be solely responsible for the cleanup, removal and disposal of 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 premise.

16. MOLD POLICY STATEMENT: Molds, sometimes call mildew, are not wood-destroying organisms. Branch 3 licensees do not have a duty under the Structural Pest Control Act and related regulations to classify molds as not harmful to human health. This does not modify the Structural Pest Control Act or related regulations.

17. PEACE OF MIND PEST CONTROL INC. DOES NOT GUARANTEE WORK PERFORMED BY OTHERS; SUCH GUARANTEES SHOULD BE OBTAINED FROM THOSE PERFORMING THE REPAIRS. PEACE OF MIND PEST CONTROL INC. ONLY CERTIFIES THE ABSENCE OF INFESTATION OR INFECTION IN THE VISIBLE AND ACCESSIBLE AREAS. IF IT IS FOUND THAT OTHERS HAVE CONCEALED OR HIDDEN INFESTATIONS OR INFECTIONS DURING THE COURSE OF THEIR REPAIRS, IT WILL BE THE RESPONSIBILITY OF THE INTERESTED PARTIES TO PURSUE THE RESPONSIBLE PARTIES.

18. GUARANTEES ON WORK (LABOR) PERFORMED BY PEACE OF MIND PEST CONTROL INC. ARE ONEYEAR FROM DATE OF COMPLETION. PLUMBING REPAIRS (PARTS-PROVIDED BY THIS FIRM), LINOLEUM (VINYL MATERIALS), TOILET RESETS OR ANY OTHER MEASURES FOR CONTROL OF MOISTURE (CAULKING & GROUTS, ETC,) ARE GUARANTEED FOR 30 DAYS. WE ASSUME NO RESPONSIBILITY FOR WATER DAMAGE IF THE SHOWER ENCLOSURE IS NOT INSTALLED IMMEDIATELY. THE GUARANTEE ON SHOWERS OR TUB UNITS IS VOID IF THE AREA IS USED BEFORE 24 HOURS. IF SHOWER FIXTURES DO NOT FIT, THE OWNER MUST CONTACT OTHER TRADESMEN TO HAVE NEW FIXTURES INSTALLED.

19. ALL REPAIRS COMPLETED BY OTHERS MUST BE RE-INSPECTED BY PEACE OF MIND PEST CONTROL INC. BEFORE A CERTIFICATION WILL BE ISSUED. THE RE-INSPECTION WILL ONLY CERTIFY THE ABSENCE OF, OR INFESTATION OR INFECTION IN THE ACCESSIBLE AND VISIBLE AREAS. WE DO NOT GUARANTEE WORK COMPLETED BY OTHERS, NOR DOES THIS FIRM MAKE ANY STATEMENTS CONCERNING WORKMANSHIP OF THOSE REPAIRS. WORKMANSHIP IS ONLY DETERMINABLE BY THOSE PAYING FOR OR RECEIVING THOSE SERVICES. A RE-INSPECTION OF SPECIFIC ITEMS ON THE REPORT OR OF ANY OTHER CONDITION PERTAINING TO THIS STRUCTURE CAN BE DONE AT AN ADDITIONAL COST PER REQUEST. THIS RE-INSPECTION MUST BE

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DONE WITHIN 4 MONTHS OF THE ORIGINAL INSPECTION.

20. IF IT IS FOUND THAT DAMAGE EXTENDS INTO PREVIOUSLY INACCESSIBLE AREAS, OR AREAS CONCEALED BY FURNITURE, PERSONAL BELONGINGS ETC., A SUPPLEMENTAL REPORT WILL BE ISSUED AS TO FINDINGS AND ADDITIONAL COSTS.

21. "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."

22. DUE TO THE AGE OF CERTAIN MATERIALS OR CHANGES FROM FACTORY, REPLACEMENT MATERIALS MAY NOT BE AVAILABLE IN THE SAME DIMENSION, DESIGN OR QUALITY. A SUBSTITUTE CLOSELY RESEMBLING THE EXISTING MATERIAL WILL BE USED.

23. Notice: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept PEACE OF MIND PEST CONTROL INC'S bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company, PEACE OF MIND PEST CONTROL INC. will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.

Thank you for calling PEACE OF MIND PEST CONTROL INC. Should you have any questions regarding this report, please contact David Alvares at phone: 866-757-8480 or e-mail: info@pompestcontrol.com.