
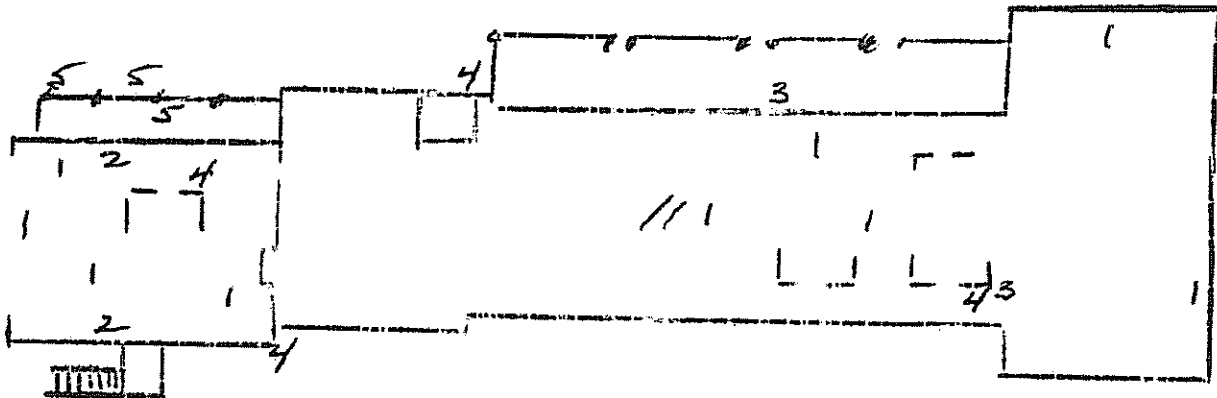


# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street, City, Zip	Date of Inspection	No. of Pages
320	Asegra Rd, Summerland, CA, 93067	01/11/10	9
ESCALERA PEST CONTROL, INC. 55 S. La Cumbre Road, Suite 3 Santa Barbara, CA 93105 Ph: (805) 964-4651 Fax: (805) 964-7792			
Firm Registration No. PR 4479	Report No. 10129A	Escrow No.	
Ordered By:	Prudential California Realty 1170 Coast Village Rd Montecito CA 93108 Ken Switzer		
Report Sent To:			
Property Owner:	Jack & Leslie Maloney P O Box 1074 Summerland CA 93067		
Party of Interest:			
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description:	Occupied and furnished one story stucco wood frame residence with garage and flat cement tile roof.		
Inspection Tag Posted:	Attic		
Other Inspection Tags:	Escalera Pest Control		
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 <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.			



Inspected By Rick Escalera License No. OPR 9974 Signature *Rick Escalera*

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, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.

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, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

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A. 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 subarea 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. A re-inspection will be performed, if requested within four (4) months from date of original inspection, on any corrective work that we are regularly in the business of performing. If CERTIFICATION is required, then any work performed by others must be CERTIFIED by them. There is a re-inspection fee.

D. 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.

E. This report includes findings related to the presence/non-presence of wood destroying organisms and/or visible signs of leaks in the accessible portions of the roof. The inspector did not go onto the roof surface due to possible physical damage to the roof, or personal injury. No opinion is rendered nor guarantee implied concerning the water-tight integrity of the roof or the condition of the roof and roofing materials. If interested parties desire further information on the condition of the roof, we recommend that they engage the services of a licensed roofing contractor.

F. 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.

G. 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 be issued. Any work completed in these areas would be at Owner's direction and additional expense.

H. 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.

I. 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.

J. 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 insurance coverage to protect against any loss, damage or vandalism to your property. The company does not provide 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.

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

L. 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.

M. I agree to pay reasonable attorney's fees if suit is required by this COMPANY to enforce any terms of this contract together with the costs of such action, whether or not suit proceeds to judgement.

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N. 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.

O. 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.

P. 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.

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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 AND ORGANISM INSPECTION REPORT.

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 our recommendations for correcting any infestation, infections, or conditions found. The contents of the Wood Destroying Pest & Organism Inspection Report are governed by the Structural Pest Control Act and its Rules & Regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information about any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION 1/SECTION 11 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 11 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 1 OR SECTION 11.

NOTE: THE EXTERIOR SURFACE OF THE ROOF HAS NOT BEEN INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSSED BY THE CONTRACTORS' STATE LICENSE BOARD.

"NOTICE: THE STRUCTURAL PEST CONTROL BOARD ENCOURAGES COMPETITIVE BUSINESS PRACTICES AMONG REGISTERED COMPANIES. REPORT ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (I.E., TERMITE INFESTATIONS, TERMITE DAMAGE, FUNGUS DAMAGED, ETC). HOWEVER, RECOMMENDATIONS TO CORRECT THESE FINDINGS MAY VARY FROM COMPANY TO COMPANY, THEREFORE, YOU MAY WISH TO SEEK A SECOND OPINION SINCE THERE MAY BE ALTERNATIVE METHODS OF CORRECTING THE FINDINGS LISTED ON THIS REPORT THAT MAY BE LESS COSTLY."

#### Attics:

##### Finding 1:

Evidence of Drywood Termites noted at attic framing as indicated on the diagram.

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**Attics:**

## Recommendation 1:

Cover house, garage and fumigate for the elimination of drywood termites. Cover or remove accessible termite pellets.

Methyl Bromide or Vikane gas will be used as the fumigant in combination with Chloropicrin as a warning agent. Although we take every precaution, we cannot be responsible for damage to plants, paint, roofs and/or antennas. Fumigation cannot be performed during rain or heavy winds.

NOTE: IF SWALLOW NESTS ARE ACTIVE, FUMIGATION, BY LAW, MUST BE CANCELLED. ACCORDING TO THE DEPARTMENT OF FISH AND GAME, PREVENTION THROUGH EARLY DETECTION MAY BE THE BEST COURSE OF ACTION FOR HOMEOWNERS. IF THE MUD NESTS ARE DESTROYED BEFORE THEY ARE ONE-THIRD COMPLETED, NO LAWS ARE BROKEN.

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

The roof surface and perimeter areas of the structure(s) must be walked upon. Escalera Pest Control and/or subcontractor may use foam pads on the roof surface during the course of the fumigation, however, Escalera Pest Control and/or subcontractor will assume no responsibility for any damage that may occur. Any resulting costs for repair will be the sole responsibility of owner(s).

NOTE: A ROOF RELEASE WILL BE REQUIRED.

Climbing plants and vines and/or trellises must be removed prior to the fumigation crew's arrival. To lessen damage to the shrubbery in close proximity to the structures(s), all trees, plants, and foilage, must be cut back at least 6 - 8 inches from the structure(s) walls.

Plants left unattended that are too close to the building to allow proper sandbagging of tarps will die or be damaged in the fumigation. Escalera Pest Control and/or subcontractor will not assume responsibility for such damage.

NOTE: TRIM ALL PLANTS AWAY FROM BASE OR STRUCTURE 6 TO 8 INCHES OR MAY BE DAMAGED AND/OR COVERED. A PLANT RELEASE WILL BE REQUIRED.

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**Attics:**

NOTE: EFFECTIVE OCTOBER 28, 2002, THE SOUTHERN CALIFORNIA GAS COMPANY AND SAN DIEGO GAS & ELECTRIC COMPANY (TOGETHER THE "SEMPRA ENERGY UTILITIES" OR "UTILITIES") HAVE DETERMINED THAT ONLY UTILITY PERSONNEL MAY SHUT-OFF (CLOSE) AND RESTORE (TURN-ON) GAS SERVICE BEFORE AND AFTER TENTED FUMIGATION JOBS. FUMIGATION CONTRACTORS ARE NO LONGER AUTHORIZED TO PERFORM THESE SERVICES FOR SAID GAS CUTOMERS.

THE FUMIGATION COMPANY WILL BE RESPONSIBLE FOR CALLING GAS COMPANY TO TURN GAS SERVICE OFF. IT IS THE RESPONSIBILITY OF OWNER OR OWNER'S AGENT TO CALL GAS COMPANY AT LEAST 24 HOURS PRIOR TO RESUME SERVICE. NOTE: THE GAS COMPANY REQUIRES AN ADULT TO BE PRESENT ON THE PROPERTY FOR ACCESS INTO STRUCTURE AND ALSO REQUIRES PROOF THAT THE PROPERTY HAS BEEN CERTIFIED FOR RE-ENTRY. (THIS NOTICE IS POSTED BY FUMIGATION COMPANY).

GAS SERVICE TURN-ON ORDER CAN BE SCHEDULED BY CONTACTING THE UTILITY COMPANY AT THE FOLLOWING NUMBER:

SoCalGas: 1-800-427-2200

**Garages:**

## Finding 2:

Walls of garage are inaccessible for inspection due to cabinets. Further inspection impractical.

**Others - Exterior:**

## Finding 3:

Evidence of Drywood Termites noted at exterior as indicated on the diagram.

## Recommendation 3:

See Recommendation 1.

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

## Finding 4:

Fungus damage and Drywood Termite damaged wood noted at fascia as indicated on the diagram.

## Recommendation 4:

Repair or replace fungus and drywood termite damaged eave areas as deemed necessary. Should damage extend into inaccessible areas, a Supplemental Report will be issued indicating our new findings and any necessary recommendations and cost for repairs.

Note: Should roofing or gutter work be required, owner to employ a licensed contractor at own expense to repair after wood has been repaired.

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

## Finding 5:

Fungus damaged wood noted at posts and beam as indicated on the diagram.

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**Others - Exterior:**

Recommendation 5:

Repair or replace damaged wood as deemed necessary.

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

NOTE: IF REQUESTED, ESCALERA PEST CONTROL WILL PERFORM A RE-INSPECTION OF THE STRUCTURE(S) AND/OR ANY OF THE ABOVE RECOMMENDATIONS COMPLETED BY OTHER PARTIES.

THIS REQUEST MUST BE WITHIN FOUR MONTHS OF THIS INSPECTION DATE. THERE WILL BE ADDITIONAL FEE FOR RE-INSPECTION.

ALL WOOD REPAIRS TO BE PERFORMED BY ESCALERA PEST CONTROL ARE BASED ON VISIBLE AND ACCESSIBLE DAMAGE. SHOULD DAMAGE EXTEND INTO INACCESSIBLE AREAS, EITHER VERTICALLY OR HORIZONTALLY, WORK WILL BE CEASED AND A SUPPLEMENTAL REPORT WILL BE ISSUED INDICATING OUR FINDINGS, RECOMMENDATIONS, AND ADDITIONAL COSTS FOR REPAIR.

IN REFERENCE TO ROOF EAVE REPAIRS, ROOFING AND/OR CUTTERS MAY OR MAY NOT HAVE TO BE REMOVED WHEN WOOD REPAIRS ARE MADE AT EAVE AREAS. THE OWNER WILL BE ADVISED PRIOR TO WORK BEING PERFORMED AS TO WHETHER ROOFING AND/OR GUTTER REPAIRS WILL BE NECESSARY. ANY SUCH REPAIRS WILL BE AT THE OWNER'S EXPENSE.

IF YOU HAVE ANY QUESTIONS OR WISH ANY ADDITIONAL INFORMATION PRIOR TO COMMENCEMENT OF WORK, PLEASE FEEL FREE TO CONTACT OUR OFFICE.

Prices quoted are current for 90 days from the date of inspection with exception to instance of increase in subcontractor labor fees and/or material costs. Owner will be advised of such increases prior to the commencement of work.

Escalera Pest Control will warranty all work completed by this company for a period of two years from the date of completion, unless otherwise noted. Subterranean Termite chemical treatment is limited to the immediate area of treatment and is warrantied for a one year period only, unless otherwise noted in the body of this report.

NOTE: ESCALERA PEST CONTROL DOES NOT PERFORM PRIMER AND/OR FINISH PAINTING, THEREFORE, IT IS THE RESPONSIBILITY OF OWNER TO HIRE A LICENSED PAINTER AFTER WOOD REPAIRS HAVE BEEN PERFORMED.

NOTE: DUE TO THE AGE OF MANY STRUCTURES, MILLING OF WOOD MAY BE NECESSARY TO MATCH EXISTING WOOD AT ADDITIONAL COST.

NOTE: IF PERMITS ARE REQUIRED TO PERFORM REPAIRS, ADDITIONAL COST WILL BE QUOTED AT OWNER'S EXPENSE.

Escalera Pest Control recommend that a full, concise termite inspection be performed on each structure every two year period to help deter infections and/or infestations from obtaining levels of excessive damage.

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SECTION 1

SECTION 2

FURTHER INSPECT.

- 1: \$ 2478.00
- 3: see 1
- 4: \$ 1350.00
- 5: \$ 575.00

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OCCUPANTS CHEMICAL NOTICE

Escalera Pest Control Company 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. Dragnet SFR...Active Ingredient: Permethrin
  - \_\_\_ B. Cy-Kick....Active Ingredient: Cyfluthrin
  - \_\_\_ C. OTHER: \_\_\_\_\_

(3) "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 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 symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest operator immediately. (This statement shall be modified to include any other symptoms of over exposure which are not typical of influenza.)"

For further information, contact any of the following:

- Escalera Pest Control..... (805) 964-4651
- County Agricultural Commissioner..... (805) 681-5600
- County Health Department....., (805) 681-4200
- Poison Control Center ..... (800) 777-6476
- Structural Pest Control  
1418 Howe Avenue, Suite 18, Sacramento, CA 95825 .... (800) 737-8188

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 AFOREMENTIONED.