


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 237 Socrates Pl., El Dorado Hills, CA 95762		Date of Inspection 10/07/2015	Number of Pages 10	
 NORTH AMERICAN Home Services Termite, Pest Control & Home Inspections	North American Home Services 4617 Auburn Blvd Sacramento, CA 95641 Phone: (916)481-0268 Fax: (916)481-0297 www.natpc.com		Report # W8380	
			Lic. Registration # PR 5806	
			Escrow #	
Ordered by:	Property Owner and/or Party of Interest:	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: Two story stucco single family residence		Inspection Tag Posted: Garage		
		Other Tags Posted: Na		
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 type="checkbox"/> Fungus / Dryrot <input type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input type="checkbox"/> <small>If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.</small>				

The drawing is located on the final page.

This Diagram is not to scale

Inspected by: Nymith Lyfoung State License No. FR50616 Signature *Nymith*

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, Ste. 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 the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

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What Is a Wood Destroying Pest and Organism Inspection Report?

The following explains the scope and limitations of a structural pest control inspection and a Wood Destroying Pest & Organism Inspection Report.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of wood destroying insects or organisms (fungus/dryrot) in visible and accessible areas on the date of inspection and contains our recommendations for correcting any infestations, 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 and regulations.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating and air conditioning, or other defects that do not pertain to this report. Nor does a wood destroying pest and organism report contain information about asbestos, lead based paint or an other environmental or safety hazard. This report does not address any such defects as they are not within the scope of the license of the inspector or the company issuing this report.

The structural pest control act requires inspection of only those areas of a building that are visible and accessible at the time of the inspection. Some areas of the structure are not considered visible and accessible. The following areas, when they exist, are considered inaccessible for inspection; such as the interior of hollow walls; spaces between an upstairs floor and the ceiling below or a porch deck and soffit below; stall showers over finished ceilings; such structural segments as areas enclosed by bay windows, buttresses, built-in cabinet work, areas under floor covering; any areas requiring the removal of storage, furnishings or appliances; and any areas to which there is no access without defacing or removing lumber, masonry or finished workmanship. If you desire information about the areas not inspected, a further inspection may be performed at an additional cost. Carpets, window coverings/drapes, furniture, and appliances are not moved and windows are not opened during a routine inspection. Our inspection is visual and the inspector does not deface nor probe into finished windows, door frames, trim work, floor coverings, walls, ceilings or other finished surfaces.

Re: Structural Pest Control Act, Business and Professions Code Article 1, 8516(b)(9). Stall shower, if any, is water tested in compliance with Title 16 Professional and Vocational Regulations Article 5, §1991.1(12) of the Structural Pest Control Act. The absence or presence of leaks through sub-floor, adjacent floors or walls will be reported. This is a report of the condition of the stall shower at the time of inspection only, and should not be confused as a guarantee.

"This company will reinspect repairs done by others within four 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 ten (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."

NOTE: We do not inspect or certify plumbing, plumbing fixtures, etc.

NOTE: "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."

"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."

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold-like conditions, please contact the appropriate mold professional. The inspection reflected by this report was limited to the visible and accessible areas only. Further inspection and reconstruction may inadvertently allow the release of mold spores or other contaminants, as these issues are typically related to moisture problems. Questions regarding indoor air quality should be directed to a certified Industrial Hygienist.

Warning: Effective April 22nd, 2010: it is mandatory that any and all persons that perform repairs, renovation or painting must adhere to the new EPA regulation detailed in 40 CFR 745, Subpart E. The regulation is applicable to all residential houses, apartments and child care facilities built prior to 1978. All tradespersons and/or persons working on a property with intent to sell must supply the owner and/or interested party the designated EPA pamphlet "Renovate Right" lead hazard information pamphlet. The EPA regulation stipulates that if more than 6 sqft of paint on the interior surfaces or more than 20 sqft on exterior surfaces are disturbed, or windows or doors are being removed and replaced, that the work surfaces are tested by a certified lead inspector. NAHS will approach all necessary repairs on structures built prior to 1978 as if they contain lead and will follow all the rules outlined in 40 CFR part 745. This report is limited to the identification of Wood Destroying Organisms and is not intended to identify the presence or absence of lead-based paint in the building inspected. The presence of lead based paint can only be determined by a certified lead inspector. For a list of Certified Lead Inspectors, contact the National Lead Information Center at 1-800-424-LEAD (5323) or visit <http://cfpub.epa.gov/flpp>.

"This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation or infection. Section II 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 the inspection and cannot be defined as Section I or Section II."

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This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation of infection. Section II 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 the inspection and cannot be defined as Section I or Section II.

FINDINGS AND RECOMMENDATIONS

Other Findings:

- 4A (Section II)
FINDINGS: The down stairs hall bath tub shower is missing caulking around the spout.
RECOMMENDATION: Seal the unsealed spout with appropriate materials.
- 4B (Section Unknown)
FINDINGS: Down stairs hall bath tub shower is missing caulking around the shower valve.
RECOMMENDATION: Seal unsealed shower valve with appropriate material.
- 4C (Section II)
FINDINGS: The master bath stall shower is missing grout at the corners of the shower pan.
RECOMMENDATION: Seal the grout cracks with appropriate materials.
- 4D (Section II)
FINDINGS: Water stains noted at time of inspection at the living room ceiling. The owner indicated that the water was entering the interior space via the attic gable vent. The side of the house with the leak is facing due south which is the way the weather typically travels into the region. The water stains is directly beneath the exterior attic vent. No adverse conditions noted to the interior staining at the time of inspection. Periodic inspection recommended.
RECOMMENDATION: The owner indicated that he places a plastic "door" over the vent in the winter to divert water. This is not a permanent solution but acceptable if it prohibits water to access the building. Interested parties are advised to contact appropriate trades if needed a permanent solution.
- 4E (Section II)
FINDINGS: Faulty grade at the right rear corner where the foliage grows adjacent to the foundation and side of the residence.
RECOMMENDATION: Lower leaves and trim back the foliage to expose the foundation.
- 4F (Section II)
FINDINGS: Faulty grade as indicated on the diagram.
RECOMMENDATION: Regrade the bark away to expose 3" of visible foundation.
- 4G (Section II)
FINDINGS: Stucco cracks noted under the window trim.
RECOMMENDATION: Seal the stucco cracks stemming from the window to prevent moisture from intruding into the framing.

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- Findings and Recommendations continued from previous page -

NOTE: North American Home Services guarantees the work completed by this Company for a period of one year from the date of completion unless otherwise stated in the body of this report, with the exception of plumbing, grouting, caulking, resetting of toilets, resetting of enclosures, or floor covering, which are guaranteed for 30 days, as these are owner maintenance areas.

If the owner wishes for North American Home Services to perform any recommendations, please read and sign the attached work authorization contract. Contract prices are based on this firm complete all items priced. Individual items complete by this firm are subject to price change.

NOTE: PAINTING of the reconstructed areas offers many challenges. There are many types of paint from Lead or Oil based to Latex, along with that are the finished sheens that incorporate Flat, Satin and/or Semi Gloss. Matching paint after making repairs is challenging. The many variables of the chemistry, environmental effects and age of all paints makes matching an existing color, sheen and finish nearly impossible. Attempting to utilize existing paint from a house does not always work. Light, dirt and time will change the color on a exterior wall and the paint in the can is concurrently undergoing its own changes. The color or hue of an object is actually generated by the light that is illuminating the object. Sunlight produces all of the wave lengths or color possibilities that we can see with the naked eye. So a paint match in the store under standard commercial lighting will look different than it does in natural sunlight. "Touch up" painting offers a not-so-perfect result.

NOTE: During the course of any repairs in this report, should damage be found that was not visible at the time of this inspection, (without tearing out and/or defacing the finished areas) a supplemental inspection will be made and a report issued outlining our finding, recommendations, and any additional costs.

NOTE: This estimate does not include the purchase of a building permit. Should a decision be made to complete the work recommended in this report, the owner and/or interested parties are advised that a permit may be necessary to complete certain recommendations. There will be additional costs associated with securing the permit. If the building department requires work in addition to the work specified in our report, a supplemental report will be issued outlining the additional work and associated costs. The work will be completed only after written authorization has been received.

NOTE: If the property is a multi level with upper level stall shower, no water test will be performed due to finished ceilings below. No visible evidence of infection, infestation and/or leakage was noted at the area below the stall shower at the time of inspection was made. No recommendation is made.

NOTE: If structural repairs are being performed by other tradesmen, interim inspections are required. Please make arrangements in advance. A guarantee should be obtained on the repairs from the company making the repairs.

A reinspection of the items listed on this report will be made, if requested within four (4) months of the above date. A charge can be no greater than the original inspection fee for EACH reinspection. The reinspection must be completed within ten (10) working days of the request. North American Home Services assumes no responsibility for the quality of such work not completed by us.

NOTE: Wood members above ten (10) feet from the ground and second story eaves are inaccessible due to height from the ground. Only a visual inspection was performed of these areas as practical from the ground level. Unless otherwise stated in this report no evidence of infection and/or infestation was noted in these physically inaccessible areas. If further information is desired regarding these areas, owner must reasonably and safely make these areas accessible for further inspection. Note: An additional fee, to be decided on by the management of North American Home Services, based on the size and scope of the supplemental inspection, will apply.

- Findings and Recommendations continued on next page -

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NOTE: The roof coverings were not inspected and not included in this report. If interested parties desire an inspection or guarantee of the integrity of the roof covering, North American Home Services recommends they contact a licensed roofing contractor for further inspection and to make any necessary repairs needed to obtain such guarantees.

NOTE: A complete inspection was limited to the garage due to storage and furnishing. NAHS recommends a reinspection when once furnishing and storage has been moved.

NOTE: Inspection Fee: \$ 110.00

Thank you for choosing North American Home Services. If you have any questions concerning this report or if we can be of any additional services, please call us at 916-481-0268. We look forward to working with you in any repair work or treatments that may be necessary.

NOTE: There are what appears to be stucco patches done by other trades to the patio deck columns which are showing signs of cracking in a few locations. No adverse conditions noted to the findings during the initial inspection. NAHS recommends periodic inspection on these columns.

NOTE: There are prior repairs visible at the exterior and interior of the residence. North American Home Services assumes no responsibility for work performed by others or the materials used to complete work. Furthermore, North American Home Services does not make any representations to conditions that may or may not be concealed by others work. North American Home Services does not perform invasive/ intrusive inspections to determine if all damaged material was removed. Owner to contact the appropriate tradesman who performed repairs for guarantee information.

NOTE: CONDITIONS AND CREDIT OPTIONS:

1. Contractor's minimum charge to complete any repairs is \$ 250.00. This is non-negotiable.
2. Contracted reconstruction with an amount exceeding \$7,500.00 requires a deposit of 25% before repairs can begin.
3. The total amount of this contract is due and payable immediately upon completion. Any balance not paid upon completion will be charged interest of 1.58% per month. This is an annual percentage rate of 18%. Please note that a Mechanic's Lien WILL be placed on all properties with a balance over 60 days; the cost for all legal fees will be at the expense of the undersigned owner/agent.

NOTE: THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS NOW FREE OF EVIDENCE OF ACTIVE INFESTATION OR INFECTION IN VISIBLE AND ACCESSIBLE AREAS. THIS IS A SECTION I CLEARANCE.

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In accordance with the laws and regulations of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"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 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 (800) 222-1222 and your pest control company immediately."

For further information, contact any of the following:

North American Home Services	(916) 481-0268
Poison Control Center	(800) 222-1222

For Health Questions:

County	Health Dept	Ag Comm.
El Dorado County	530-621-6120	530-621-5520
Placer County	530-889-7119	530-889-7372
Sacramento County	916-875-8440	916-875-6603
San Joaquin County	209-468-3411	209-468-3300
Yolo County	530-666-8645	530-666-8140

Structural Pest Control Board (Regulatory Info.) (916) 561-8704
2005 Evergreen Street, Ste. 1500 Sacramento, CA 95815

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Thank you for the opportunity to provide this estimate. Please read and make sure you understand North American Home Services ("NAHS" or "Contractor") Conditions and Credit Options relative to the repair contract. Items on the report may contain provisions for additional costs over and above the original estimate. Please read the report carefully and completely.

CONDITIONS AND CREDIT OPTIONS:

1. Contractor's minimum charge to complete any repairs is \$ 250.00. This is non-negotiable.
2. Contracted reconstruction with an estimate exceeding \$4,000.00 requires a deposit of 25% before repairs can begin.
3. The total amount of this contract is due and payable immediately upon completion. Any balance not paid upon completion will be charged interest of 1.58% per month. This is an annual percentage rate of 18%. Please note that a Mechanic's Lien WILL be placed on all properties with a balance over 60 days; the cost for all legal fees will be at the expense of the undersigned owner/agent.

We accept the following methods of payment: Cash, Check, Visa, MasterCard, or through an open escrow as defined below.

Should the undersigned intend the amount of this contract be billed to an existing escrow the undersigned agrees that:

- a) The escrow must be open with an escrow number.
- b) The property must be "in contract" with a confirmed close date within 45 days.
- c) The undersigned will provide the escrow holder with our invoice and instruction to pay all monies due. If escrow is moved/changed in any way it is the undersigned's responsibility to update the new escrow holder with our invoice and instruction for payment.
- d) North American Home Services is to be paid from the proceeds at close of escrow or within 45 days, whichever occurs first.
- e) If escrow does not close within 45 days we will expect payment from responsible party.
- f) An open escrow does not prevent NAHS from filing a mechanic's lien should escrow not close within 60 days.
- g) Should at any time the existing escrow be cancelled all fees owed to North American Home Services become IMMEDIATELY

DUE AND PAYABLE.

4. Notice to owner of Mechanic's Lien as required by the Structural Pest Control Board: Under the California Mechanics Lien Law, any structural pest control operator who 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 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 a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". General contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against 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.
5. We will use due caution and diligence in their operations and care will always be taken to minimize any damage, but assumes no responsibility for matching existing colors and styles, or for incidental damage to internal electrical conduits or plumbing lines, roof coverings, TV antennas, solar panels, rain gutters, plant life, paint or wall coverings. 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. 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.
6. This report is limited to the accessible areas of the structure shown on the diagram. Please refer to the report for areas not inspected and further information.
7. If further inspection is recommended, or if additional work is required, we will provide prices or recommendations for correction. Interested parties will be notified prior to any work being done.
8. Our repair scope includes priming reconstructed areas to ensure wood members are sealed, but does not include PAINTING of the reconstructed areas. Painting offers many challenges, as described in the NOTE for painting located in the body of the report. Specifically, "Touch up" painting offers a not-so-perfect result. North American Home Services will apply any paint that the customer provides to the reconstruction areas. NO GUARANTEE can be offered whether the customer supplies the paint or North American purchases the paint. Painting is completed as a courtesy to our customers. The method of matching and applying the paint can only be guaranteed by a licensed painting contractor. If NAHS completes repairs and applies paint and the color or sheen does not match we recommend that the customer contact a licensed painter for expert analysis and application.

By signing below you understand and accept that North American Home Services does not extend any guarantees regarding paint:

AUTHORIZED SIGNATURE _____

9. Labor performed by our company is guaranteed for a period of one year. Contract prices are based on this firm complete all items priced. Individual items complete by this firm are subject to price change.

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CONTACT PERSON FOR ACCESS: _____ PHONE # _____

By signing below you agree that you have read this contract in full and agree to all CONDITIONS AND CREDIT TERMS contained herein. You also agree and confirm that you have the legal authority and capacity to authorize North American to perform repairs to the property.

It is assumed that if an agent orders work on the owner's behalf, and that they were notified prior by said agent, that if payment is not made by the agent or escrow company it will be the responsibility of the owner to produce payment.

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.

AUTHORIZED SIGNATURE: _____ DATE: _____

PRINTED NAME: _____

EMAIL ADDRESS: _____

RELATIONSHIP TO PROPERTY (circle one):

OWNER

REAL ESTATE AGENT

OTHER _____

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Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Section
4A	<input type="checkbox"/>	\$20.00	II
4C	<input type="checkbox"/>	\$20.00	II
4D	<input type="checkbox"/>	Other Trade	II
4E	<input type="checkbox"/>	\$150.00	II
4F	<input type="checkbox"/>	\$150.00	II
4G	<input type="checkbox"/>	\$120.00	II
4B	<input type="checkbox"/>	\$20.00	Unknown

Complete all of the items quoted above with Primary Estimate.

Total Estimate \$480.00

Complete only the above Items checked.

Total \$ _____

I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth. North American Home Services is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:

Payment shall be made as follows: With close of Escrow \$ _____ Deposit \$ _____ on Completion

Escrow Number: _____ Escrow Company: _____ Escrow Officer: _____

Phone () _____ - _____ Fax () _____ - _____ Address: _____

Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____

Owner or Authorized Representative: Owner Representative's Title: _____

Print Name: _____ X _____ Date _____

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This Diagram is not to scale

