



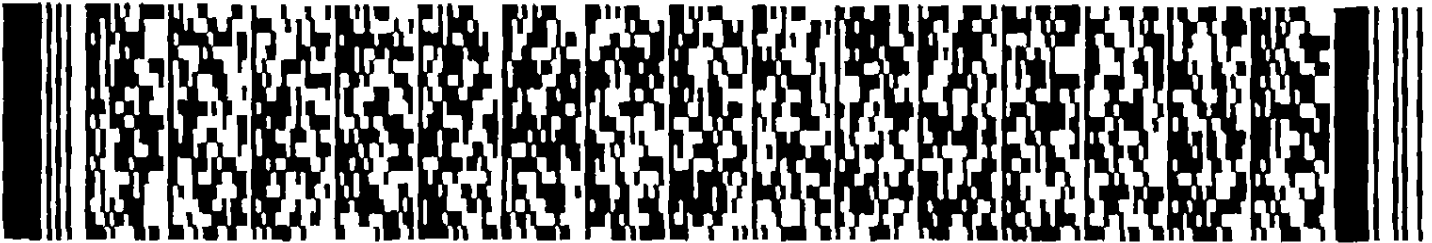
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Subject:

1520 Oak Avenue Termite Inspection Report



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# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 1520	Street Oak Ave	City Fillmore, CA	Zip 93015	Date of Inspection 9/24/2008	Number of pages Page 1 of 6
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**Shoreline Pest Control**  
P.O. box 23458  
Ventura CA 93002  
shorelinepest@yahoo.com  
805-644-1215

**Report # 1351**

Registration # PR5278

Ordered By: Property Owner and / or Party of Interest  
1520 Oak Ave., Fillmore, CA 93015, Casi  
Ritchie Prudential

Report Sent To:  
1520 Oak Ave., Fillmore, CA 93015, Casi  
Ritchie Prudential

COMPLETE REPORT     LIMITED REPORT     SUPPLEMENTAL REPORT     REINSPECTION REPORT

**General Description**

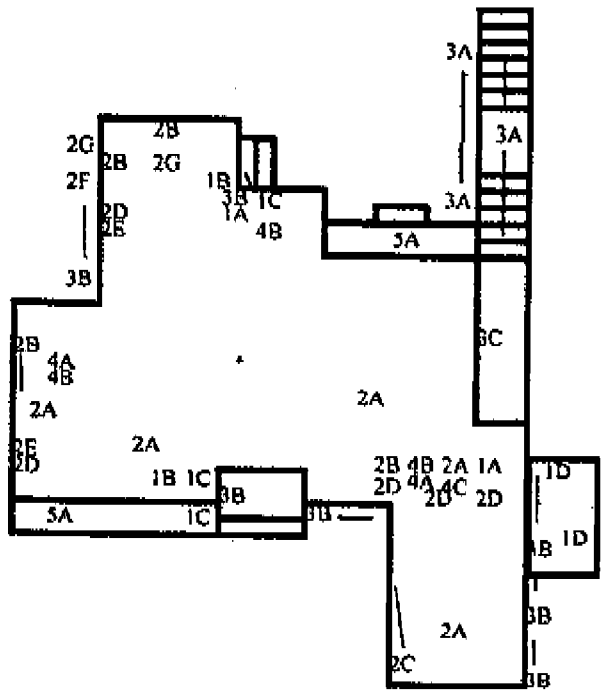
A one and two story stucco frame residence with a tile roof unimproved underarea, and attached garage

Inspection Tag Posted: Attic  
Other Tags Posted:

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.



Inspected By: Dane Osborne

State License No. opr10491

Signature:

You are entitled to obtain all copies of all records and completion notices on this property filed with the Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 1418 Howe Ave., Ste 18 Sacramento, California 95825-3280.

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.

## **WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT**

**WHAT IS A WOOD DESTROYING PEST AND 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.**

**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 Contractor's State License Board.**

### **WARRANTIES, DISCLAIMERS AND OTHER INFORMATION**

There are areas of buildings which we are not able to inspect. This report does not include areas which in our opinion are inaccessible, including but not limited to the following. Although we make a visual examination, we do not deface or probe into painted surfaces, windows or door frames, or decorative trim unless some damage is readily visible. The interiors of hollow walls and areas covered by insulation are inaccessible for inspection unless noted below and were not inspected at this time. We do not move built-ins, appliances, raise floor coverings or remove storage unless otherwise specified within this report. These areas will be inspected if they are made accessible by the owner at his expense. The exterior surface of the roof will not be inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board. All questions about roof coverings should be referred to a licensed roofer. Showers over finished ceilings are not water tested unless water stains are evident on the ceiling below, in which case recommendations will be made for further testing. Attached and/or detached wood fences or garden trellises are not part of this report. This inspection is only for the structures indicated on the diagram below. If other structures are to be included that are not found on the diagram, owner is to contact us for further inspections. This Wood Destroying Pests and Organisms Report DOES NOT INCLUDE MOLD or any mold like condition. No reference will be made to mold or mold like condition. 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 conditions, please contact the appropriate mold professional. NOTE: If requested, Shoreline Pest Control will reinspect any items completed by other parties off of the original report. This request must be within four (4) months of this inspection date, be made by the person who requested the original inspection, and there will be a reinspection fee. That fee (per reinspection) will not exceed the original inspection fee. "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 California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on the existing scientific evidence there are not 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 twenty-four (24) hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center (1-800-876-4766)." "For further information, contact any of the following: Shoreline Pest Control (805-644-1215); for health questions - the County Health Department (800-781-4449); for Application Information the County Agricultural Commissioner (805-647-5931); and for Regulatory Information the Structural Pest Control Board (916-263-2540 - 1418 Howe Avenue, Suite 18, Sacramento CA 95825-3204)." "Notice Reports on this structure prepared by various 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.

Prices quoted are current for 90 days from the date of inspection. Shoreline Pest Control will warranty all work completed by this company for a period of one (1) year from the date of completion, unless otherwise noted. No warranty is offered on inspections as conditions and findings can constantly change. We recommend current inspections. Warranty on chemical treatments is limited to immediate areas only. If local building codes require revision of proposed recommendations, A Supplemental Report will be issued outlining requirements and costs. Property owner is responsible for obtaining any necessary building permits. If during the course of repair, additional unforeseen damage is found, work will cease and a Supplemental Report outlining additional findings, recommendations, and costs will be issued. As a standard practice, Shoreline Pest Control does not inspect hot tubs, pools, and spas. Any questions regarding these should be referred to a licensed specialist in this field. This contract does not include damage to or replacement of any shrubbery, plants, paint, varnish, fences, fence posts, floor coverings, tile or roofing material unless otherwise specified. If full payment for services rendered is not received, this will be considered breach of contract and all warranties will be void. All delinquent accounts shall bear interest at 1 1/2 percent per month (18 percent annually). NOTICE TO OWNER: Under the California Mechanic's Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has the 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 structural pest control company 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". Prime 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.

**NOTICE: The structural Pest Control Board encourages competitive business practices among registered companies. 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.**

**WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT**

**Description of Findings**

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I/SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTIONS OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION. SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND. FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS IN INSPECTED AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II AND THEREFORE ARE SECTION III

Section: 1

Finding: 1A Cellulose debris and evidence of subterranean termites found in the subarea as indicated on the diagram by 1A.

Recommendation: Remove cellulose debris and haul away from the premises. Treat the infested areas with Dagnet (Permethrin) or Premis (Imidacloprid) for the control of subterranean termites. Remove termite tubings in the accessible areas.

Price: \$575.00

**1 SUBTERRANEAN TERMITES**

Section: 1

Finding: 1B Evidence of Subterranean termite found in the subarea as indicated on the diagram by 1B.

Recommendation: treat the infested areas of soil with Dagnet (Permethrin) or Premis (Imidacloprid) for the control of subterranean termites. Remove tubings in the accessible areas. **WARRANTY: One year to the area treated.**

Price: \$650.00

**1 SUBTERRANEAN TERMITES**

Section: 1

Finding: 1C Subterranean termite damage and dryrot damage found at the tile porch, stairs, plywood and framing as indicated on the diagram by 1C.

Recommendation: Remove the tiles, the damaged plywood and framing. Replace with new material. Install proper moisture barrier and retille. **Note.THIS REPAIR WOULD BE COMPLETED ON A TIME AND MATERIALS BASIS.**

**1 SUBTERRANEAN TERMITES**

## WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Section: 1

Finding: 1D

Subterranean termite damage and dryrot damage found at the screen porch enclosure as indicated on the diagram by 1D.

Recommendation:

Remove damaged area and replace with new material, ready for painter.  
NOTE: If during the course of repairs, additional damage is found, work will cease and a Supplemental Report will be issued outlining findings, recommendations and costs.

Price: \$1,414.00

### 2 DRYWOOD TERMITES

Section: 1

Finding: 2A

Evidence of drywood termites found in the attic as indicated on the diagram by 2A. Infestations appear to extend into inaccessible areas.

Recommendation:

Vacate and seal the structure. Fumigate with Vikane (Sulfuryl Flouride) and Chloropicrin (warning agent) for the extermination of drywood termites. Remove, seal and air out the building. Ready for occupancy. When possible, remove or cover accessible evidence. This company will not be liable for damage to plants, paint, roofs, T.V. Antennas. Fumigation cannot take place in strong winds or rain and will be rescheduled if there is inclement weather. Warranty: 2 years for drywood termites.

NOTE: Plants around the exterior of the structure must be trimmed, cut or pulled back at least 12 inches to avoid damage. Although caution will be used during the fumigation process, any plants not prepared may be damaged and die or may delay the fumigation process.

NOTE: Although caution will be used during the fumigation process, some tile breakage may be unavoidable. Others to contact a licensed roofer, at their expense, to make repairs if necessary. THE PRICE QUOTED IS FOR MAIN HOUSE ONLY. THE PRICE TO COMBINE GUEST HOUSE AND OUT BUILDINGS IS AVAILABLE UPON REQUEST.

Price: \$4,577.00

### 2 DRYWOOD TERMITES

Section: 1

Finding: 2B

Evidence of drywood termites found interior as indicated on the diagram by 2B. Infestations appear to extend into inaccessible areas.

Recommendation:

See Item 2A.

### 2 DRYWOOD TERMITES

Section: 1

Finding: 2C

Evidence of drywood termites found in the garage as indicated on the diagram by 2C. Infestations appear to extend into inaccessible areas.

Recommendation:

See Note 2A.

### 2 DRYWOOD TERMITES

Section: 1

Finding: 2D

Drywood termite and and dryrot damage found at several windows as indicated on the diagram by 2D.

Recommendation:

Remove windows and temporarily board up opening with plywood. Repair windows, ready for painter. If during the course of this repair the glass is broken, new glass will be installed at additional cost.

Price: \$2,105.00

### 2 DRYWOOD TERMITES

**WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT**

Section: 1

Finding: 2E Drywood termite and and dryrot damage found at the window sills and frames as indicated on the diagram by 2E.

Recommendation: Remove damaged area and replace with new material, ready for painter.  
NOTE: If during the course of repairs, additional damage is found, work will cease and a Supplemental Report will be issued outlining findings, recommendations and costs.

Price: \$905.00

**2 DRYWOOD TERMITES**

Section: 1

Finding: 2F Drywood termite and and dryrot damage found at the door sills as indicated on the diagram by 2F.

Recommendation: Remove damaged area and replace with new material, ready for painter.

Price: \$585.00

**3 FUNGUS/DRYROT**

Section: 1

Finding: 3A Moisture Leakage, fungus infection and dryrot damage found at the stairway, landing and handrail as indicated on the diagram by 3A.

Recommendation: Remove the tile, remove the damaged framing and rebuild with new material. Install proper moisture barrier flashing and retiling and stucco. NOTE: THIS IS ONLY AN ESTIMATE, AND THIS REPAIR WOULD BE COMPLETED ON A TIME AND MATERIALS BASIS

Price: \$16,500.00

**3 FUNGUS/DRYROT**

Section: 1

Finding: 3B Fungus infection and dryrot damage found at the roof eave sheathing and rafters as indicated on the diagram by 3B.

Recommendation: Remove damaged area and replace with new material, ready for painter. After the completion of 3B, we recommend others to contact a licensed roof to inspect and make necessary corrections.

Price: \$3,295.00

**3 FUNGUS/DRYROT**

Section: 1

Finding: 3C Fungus infection and dryrot damage found at the subfloor and framing below the porch leading into the house as indicated on the diagram by 3C.

Recommendation: Remove damaged area and replace with new material, ready for painter.

Price: \$990.00

**4 OTHER FINDINGS**

Section: 2

Finding: 4A Moisture stains found at the subflooring below the bathrooms as indicated on the diagram by 4A.

Recommendation: Any questions regarding this condition should be referred to a licensed contractor.

**4 OTHER FINDINGS**

**WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT**

Section: 1

Finding: 4B

Moisture stains found on the ceiling as indicated on the diagram by 4B.

Recommendation:

We recommend that others contact a licensed roofer to inspect and make necessary corrections.

**4 OTHER FINDINGS**

Section: 2

Finding: 4C

Moisture stains found in the attic roof sheathing as indicated on the diagram by 4C.

Recommendation:

We recommend that others contact a licensed roofer to inspect and make necessary corrections.

**4 OTHER FINDINGS**

Section: 2

Finding: 4D

Moisture stains found at the walls as indicated on the diagram by 4D.

Recommendation:

Any questions regarding this condition should be referred to a licensed contractor.

Section 1 Total: \$31,676.00

Section 2 Total: \$0.00

Grand Total: \$31,676.00

**5 FURTHER INSPECTION**

Section: 3

Finding: 5A

The area below the porch and stairs was inaccessible for inspection due to lack of access as indicated on the diagram by 5A.

Recommendation:

Others to permit inspection. A Supplemental Report will be issued outlining findings, and additional costs.

Section 3 Total: \$0.00

Inspection Fee : \$125.00