

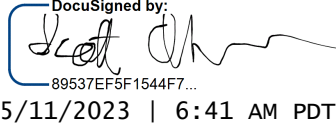
WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 107	Street Glacier Circle	City Vacaville	Zip 95687	Date of Inspection May 9, 2023	Number of Pages 6
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Sheppard Termite Services 707-208-2102 or 707-452-0422
 PR#4624
 SheppardTermite@sbcglobal.net

5278 Poplar Road
 Vacaville, CA. 95687

Company Report
 # R9510

Ordered By: Windy Rodriguez	Property Owner and/or Party of Interest: 	Report sent to: Same
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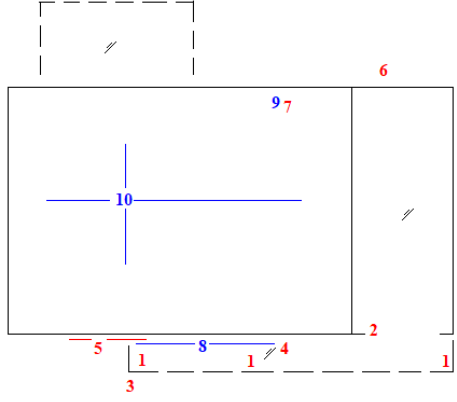
COMPLETE REPORT	<input checked="" type="checkbox"/>	LIMITED REPORT	<input type="checkbox"/>	SUPPLEMENTAL REPORT	<input type="checkbox"/>	REINSPECTION REPORT	<input type="checkbox"/>
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General Description: Single story home on raised foundation with attached garage.	Inspection Tag Posted: Garage
	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	<input type="checkbox"/>	Drywood Termites	<input type="checkbox"/>	Fungus / Dryrot	<input checked="" type="checkbox"/>	Other Findings	<input checked="" type="checkbox"/>	Further Inspection	<input checked="" type="checkbox"/>
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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.

	
<p>NOTE: DIAGRAMS ARE NOT TO SCALE</p>	

Inspected by: Richard Sheppard State License No. OPR10979 Signature 

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 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 (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: The inspection was made of the structure as described, and indicated by diagram on page 1 of this report. Photo on front page is not a diagram. Inspections of fences, and/or detached structures that may exist on the property were not made unless otherwise stated in this report.

Note: This property was not inspected for the presence or absence of health related molds or fungi. By California law we are neither qualified, authorized nor licensed to inspect for health related molds or fungi.

Note: The inspection was made of accessible and visible areas only, and is limited to visible evidence only.

No opinion is made or implied of inaccessible areas, and no guarantee is made that infestations/infections, which are not visibly evident, do not exist.

Some commonly inaccessible areas include, but are not limited to, interiors of hollow walls, areas concealed by floor covering, wall covering, cabinetry, masonry, vegetation, insulation, appliances, furnishings, storage, areas of low construction, areas of space limitations, and any other area that inspection access is obstructed, either wholly or partially.

Areas that access can only be made from the rooftop, or any other area that in order to gain access, would cause damage to, or where the threat of damage to property exists, are also considered inaccessible areas.

Note: All areas of plumbing are not tested. Some plumbing areas are tested briefly. Plumbing leaks may develop at any time for numerous reasons. Items, such as leaking valves, toilets that continually run, or other areas where moisture does not make contact with, or threaten wood members, may not be noted in this report. Sheppard Termite Services offers no warranty or guarantee regarding plumbing. Stall showers over finished ceilings and concrete slabs are not tested. If an in depth inspection/test of plumbing is desired, a licensed plumbing contractor should be consulted.

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.

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 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.

Section III includes items that cannot be defined as Section I or Section II.

SECTION 1 - Visible evidence of infestation/infection or conditions resulting from infestation/infection.

1 Finding: Fungi (wood-rot) damage found at posts. Indicated on the diagram by “1”, and some areas shown in Fig.1 images on the back pages of this report.

Recommendation: Replace posts.

2 Finding: Fungi (wood-rot) damage found in the base of garage door jamb. Indicated on the diagram by “2”, and some areas shown in Fig.2 images on the back pages of this report.

Recommendation: Repair/replace fungi damaged wood members as needed.

3 Finding: Fungi (wood-rot) damage found in the roof eaves. Indicated on the diagram by “3”, and some areas shown in Fig.3 images on the back pages of this report.

Recommendation: Remove roof covering as needed. Remove and replace damaged wood members as needed. Reinstall roof covering.

4 Finding: Fungi (wood-rot) damage found in the exterior trim. Indicated on the diagram by “4”, and some areas shown in Fig.4 images on the back pages of this report.

Recommendation: Replace damage areas of trim.

5 Finding: Fungi (wood-rot) damage found in the exterior siding. Indicated on the diagram by “5”, and some areas shown in Fig.5 images on the back pages of this report.

Recommendation: Replace damaged siding as identified during our original inspection. Further inspect upon opening of enclosed areas. If removal of concrete is found necessary, a supplemental report shall be issued.

6 Finding: Fungi (wood-rot) damage found at exterior door jamb. Indicated on the diagram by “6”, and some areas shown in Fig.6 images on the back pages of this report.

Recommendation: Repair/replace fungi damaged wood members as needed.

7 Finding: Moisture damage found at the inner cabinet sidewall areas. Indicated on the diagram by “7”, and some areas shown in Fig.7 images on the back pages of this report.

Recommendation: Repair/replace inner cabinet area as identified during our original inspection.

SECTION 2 - Conditions that are conducive to infestation/infection.

8 Finding: Concrete porch lacks a proper flashing between concrete and structure. Indicated on the diagram by “8”, and some areas shown in Fig.8 images on the back pages of this report.

Recommendation: Owner should employ others to remove concrete as needed, install flashing, and install new concrete.

9 Finding: Garbage disposal leaks. Indicated on the diagram by “9”, and some areas shown in Fig.9 images on the back pages of this report.

Recommendation: Replace garbage disposal.

10 Finding: Insufficient clearance prevents full access of subarea. Rigid ducting was also noted, which would appear to prevent access of areas. A visual inspection revealed the presence of cellulose debris (scrap wood) at soil. Indicated on the diagram by “10”, and some areas shown in Fig.10 images on the back pages of this report.

Recommendation: Owner should employ others to excavate soil in all substructure areas to gain at least 12 inches of clearance between bottoms of joists and soil, replace rigid ducting with flex ducting as needed to allow full access of all substructure areas, and remove all cellulose debris of size that can be raked. A further inspection should be performed once all substructure areas have been made accessible.

SECTION 3 - Items and notations that are not defined in either of the above sections.

Note: Exterior stucco extends below grade. Exterior foundation walls are inaccessible for inspection.

Note: Exterior areas appeared weathered. The owner should caulk seal and paint exterior areas as part of routine maintenance.

Note: Hairline or small cracks in exterior stucco can be common. Cracks should be sealed as part of routine maintenance.

Note: Patio cover conceals some exterior areas of the home.

Note: The attic was inaccessible for complete and thorough inspection due to space limitations, and areas concealed by insulation and/or ductwork.

Note: Soil in the substructure area was moist, however, the moisture did not appear excessive at the time of inspection. A periodic inspection is advised.

Note: Areas of the subarea were concealed by ducting.

Note: The bathroom faucet did not appear to function. Consult others for more information.



Fig.1a

The images are provided as tools to assist in locating the area of items found in this report. They are provided for reference purposes only.

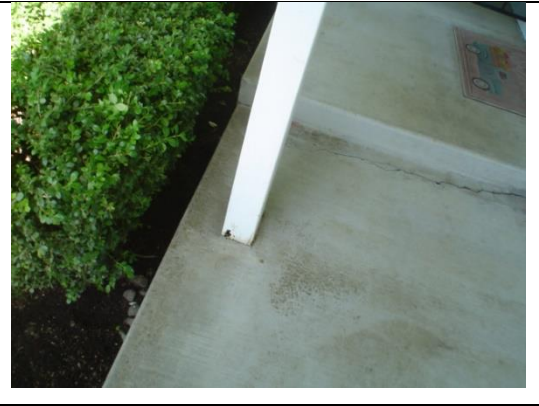


Fig.1b



Fig.1c

The images are subject to availability, and some findings in this report may not have an image available to include, or an image of all areas where a condition was found. Refer to the report for all findings.



Fig.2



Fig.3

Some findings may be located in various areas, and have one or more images included as a reference only. Please refer to the diagram on the front page for the location of all areas where conditions were found.



Fig.4



Fig.5a

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.



Fig.5b



Fig.6

The images are provided as tools to assist in locating the area of items found in this report. They are provided for reference purposes only.

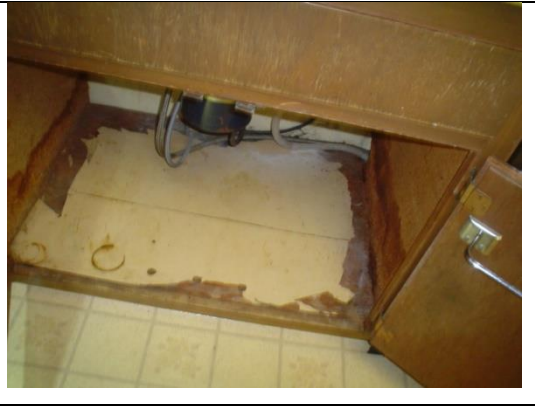


Fig.7



Fig.8

The images are subject to availability, and some findings in this report may not have an image available to include, or an image of all areas where a condition was found. Refer to the report for all findings.



Fig.9



Fig.10

Some findings may be located in various areas, and have one or more images included as a reference only. Please refer to the diagram on the front page for the location of all areas where conditions were found.



Fig.

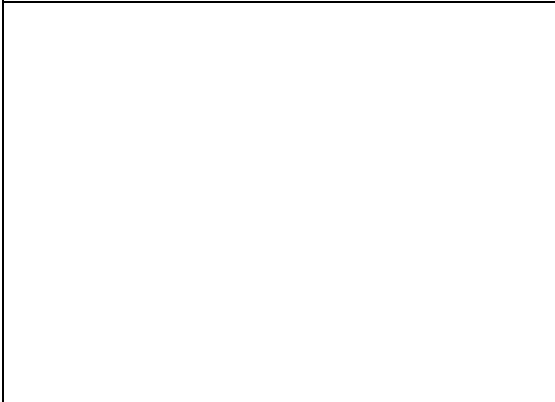


Fig.

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

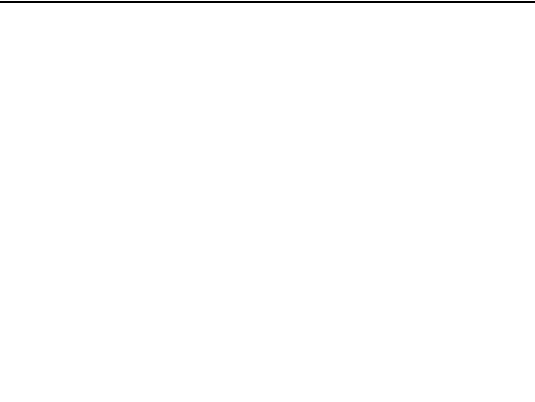


Fig.