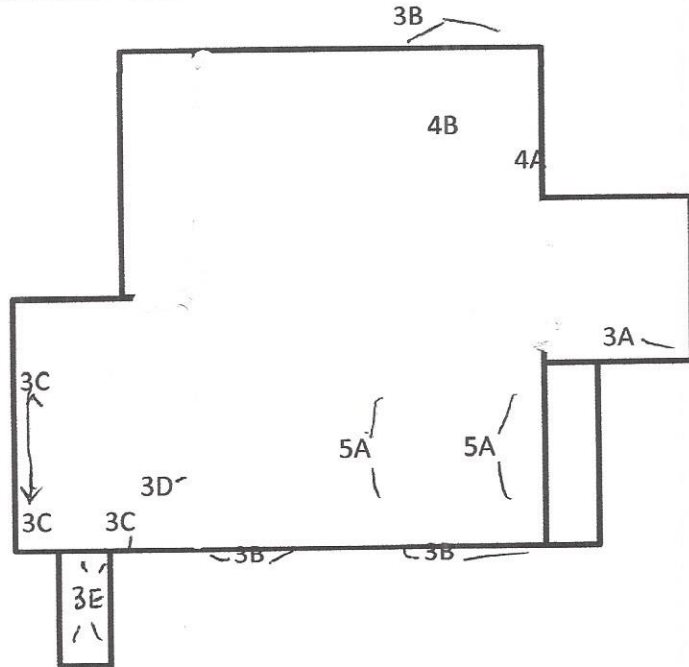


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Report Number

2361

BUILDING NO. 24115	STREET GOLD CIRCLE DRIVE	CITY PIONEER	ZIP 95666	4/11/2023
DocuSigned by: <i>John A Ryals</i>		DocuSigned by: <i>Judith A Ryals</i>		
4/18/2023 4:13 PM PDT		4/25/2023 4:42 PM PDT		
Ordered by: WINDY RODRIGUEZ	Property Owner and /or Party of Interest: JOHN RILES		Report sent to: WINDY RODRIGUEZ PLATA REAL ESTATE 707-771-0558	
COMPLETE REPORT <input type="checkbox"/>		LIMITED REPORT <input type="checkbox"/>		REINSPECTION REPORT <input type="checkbox"/>
GENERAL DESCRIPTION: SINGLE FAMILY HOME, 2 STOREY, WOOD AND BLOCK EXTERIOR, SLAB FOUNDATION, ATTACHED DECKS/STAIRS.			Inspection Tag Posted: GARAGE	
			Other Tags Posted: CLARK 2006	
An inspection has been made of the structures(s) 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		<input checked="" type="checkbox"/> Fungus/Dryrot
				<input checked="" type="checkbox"/> Other Findings
				Further Inspection
Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Further Inspection				



Inspected by: Thomas Maestretti

State License No. OPR11871 Signature

You are authorized 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, 2005 Evergreen Street, Suite 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 services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov.

Building Number Street City Zip Date of Inspection Number of Pages

NOTES, CAUTIONS AND DISCLAIMERS

- 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, attic with less than 18" or clear crawl space, without defacing or tearing out lumber, masonry or finished work. Areas behind stoves, refrigerators or beneath the floor coverings, furnishings. Areas where encumbrances and storage, conditions or locks make inspections impractical, portions of the sub area 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 coverings 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)m 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)m Paragraph 1990-1991.
- C. A re-inspection will be performed, if requested within four months from the 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 service 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 shower 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 supplemental report will be issued. Any work completed in these areas would be at the Owner's direction and additional expense.
- H. We assume no responsibility for damage to any plumbing, gas or electrical lines, etc., in the process or pressure treatment of concrete slabs, or replacement of concrete or structural timbers.
- I. 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. Occupants must comply with instructions contained in the 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.

Building Number	Street	City	Zip	Date of Inspection	Number of Pages
-----------------	--------	------	-----	--------------------	-----------------

- J. 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.
- K. If you should have any questions regarding this report, please call our office any weekday between 8:00 am and 5:00 pm.
- L. 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 cost of such action, whether or not suit proceeds to judgment.
- M. 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.
- N. 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 party involved in this escrow (agent, 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 purposed 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.
- O. Owner/Agent/Tenant acknowledges and agrees that the inspection of the premises will not include any type of inspection for 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 the Company which are in any way related to the presence of asbestos on the premise 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.
- NOTE: "MOLD DISCLAIMER" There may be health-related implications associated with the findings reflected on this report. We are not qualified to render any opinion concerning any such health implications, and no such opinion is expressed. The inspection reflected by this report was limited to visible and accessible surfaces only; we are not qualified to render any opinion as to indoor air quality, and no such opinion is expressed. Any questions concerning an health-related implications which may be associated with the findings or recommendations including recommendation for structural repairs that are reflected in this report, or concerning indoor air quality, should be directed to a qualified professional.
- NOTE: Fences and trellises are not included on this report. This inspection includes only those structures which are drawn on the diagram, which is not drawn to scale.
- NOTE: Fiddletown Termite and Inspection Services will not certify or re-inspect chemical treatments which are performed by others.
- NOTE: This bid does not include any painting, staining, varnishing and/or wallpapering.
- NOTE: 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.
- NOTE: 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 the right to seek a second opinion from another company.
- NOTE: This report does not include inspection of electrical, plumbing, heating and other mechanical systems of the structure. This inspection will NOT detect building code violations.

THANK YOU FOR CALLING FIDDLETOWN TERMITE AND INSPECTION SERVICES. WE SINCERLEY APPRECIATE YOUR BUSINESS. IF YOU HAVE ANY QUESTIONS REGARDING THIS REPORT, PLEASE CONTACT THOM MAESTRETTI AT (209) 245-4632 OR (209) 304-8660.

WOOD DESTROYING PEST AND ORGANISMS INSPECTION REPORT

FIDDLETOWN TERMITE AND INSPECTION SERVICES
BOX 115 FIDDLETOWN, CA 95629

P.O.
(209)

245-4632 (209) 304-8660

Address of Property: 24115 GOLD CIRCLE DR.
Inspection Date: 4/11/2023
Report #: 2361
Title Co. & Escrow #: _____

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.

"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. 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."

NOTE: THIS WOOD DESTROYING PESTS AND 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 PROFESSIONALS.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 AND 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 OF INFECTION.

SECTION 2: SECTION 2 ITEMS ARE AREAS WHERE A CONDITION EXISTS THAT IS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: 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.

3A; FUNGUS DAMAGE/INFECTION NOTED TO ROOF SHEETING. RECOMMENDATION; REMOVE ENOUGH SHINGLES TO REPLACE DAMAGED SHEETING. REPLACE SHINGLES OVER NEW 30# ROOF FELT WHEN COMPLETE.

THIS IS A SECTION 1 ITEM. (ROOF INSPECTION MAY REVEAL OTHER ITEMS RELATED TO THE ROOF).

3B; FUNGUS DAMAGE/INFECTION NOTED TO BARGE TRIMS. RECOMMENDATION; REPLACE DAMAGED PORTIONS OF BARGE TRIMS. THIS IS A SECTION 1 ITEM.

3C; FUNGUS DAMAGE/INFECTION NOTED TO DECK PLANKING, POSTS, BLOCKING, AND DECK FASCIA. RECOMMENDATION; REPLACE DAMAGED PORTIONS OF DECK PLANKING, REPLACE DAMAGED DECK POSTS, AND DECK FASCIA, REMOVE DAMAGED BLOCKING AND OMIT. THIS IS A SECTION 1 ITEM.

3D; FUNGUS DAMAGE/INFECTION NOTED TO SIDE DOOR JAMB AND TRIM. RECOMMENDATION; REPLACE DAMAGED PORTION OF JAMB AND REPLACE DAMAGED TRIM. THIS IS A SECTION 1 ITEM.

3E; SURFACE FUNGUS NOTED TO UNDERSIDE OF STAIR TREADS AND FRAMING. RECOMMENDATION; REMOVE FUNGUS AND TREAT AFFECTED AREAS WITH FUNGICIDE; TIMBOR PRO. THIS IS A SECTION 1 ITEM.

4A; GUTTER LEAKS NOTED. RECOMMENDATION; REFER TO A GUTTER CONTRACTOR. THIS IS A SECTION 2 ITEM

4B; WATER DAMAGE NOTED TO DOWNSTAIR BATHROOM BASE BOARDS. RECOMMENDATION; REPLACE DAMAGED BASE BOARDS. THIS IS A SECTION 1 ITEM.

5A; PORTIONS OF THE GARAGE ARE INACCESSIBLE DUE TO STORED ITEMS. RECOMMENDATION; FIDDLETOWN TERMITE WILL INSPECT FREE OF CHARGE WHEN ACCESS IS PROVIDED. THIS IS A FURTHER INSPECTION ITEM.

**FIDDLETOWN TERMITE AND INSPECTION SERVICES
PO BOX 115 FIDDLETOWN, CA 95629
(209) 245-4632**

24115	GOLD CIRCLE DR.	PIONEER 95666	4/11/2023
BUILDING NO.	STREET	CITY, STATE & ZIP	DATE OF INSPECTION

OCCUPANTS CHEMICAL NOTICE

Fiddletown Termite and Inspection Services 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 Dry Wood Termites Other
 Beetles Fungus or Dry Rot

(2) The Pesticide(s) proposed to be used and active ingredient(s):

PREMISE 75: Active ingredients: Imidacloprid
 TIM-BOR: Active ingredients: Disodium Octoborate Tetrahydrate
 TERMIDOR SC: Active ingredients: Fipronil
 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 comply (this statement shall be modified to include any other 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 are not typical of Influenza)."

For further information, contact any of the following:

- Fiddletown Termite and Inspection Services (209) 245-4632
- County Health Department-Amador (209) 223-6407, El Dorado (530) 621-5520, Sacramento (916) 875-5656
- County Ag. Commissioner-Amador (209) 223-6487, El Dorado (503) 620-5520, Sacramento (916) 875-6603
- Poison Control Center (800) 523-2222
- Structural Pest Control (800) 737-8188; 1418 Howe Avenue, Suite 18, Sacramento, CA 95825

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 signed. Having read the instructions, I, the undersigned, will accept responsibility for all the aforementioned.

PRINT Owner/Occupant Name

SIGNATURE Owner/Occupant

Date

WOOD DESTROYING PEST AND ORGANISMS INSPECTION REPORT
FIDDLETOWN TERMITE AND INSPECTION SERVICES
P.O. BOX 115 FIDDLETOWN, CA 95629
(209) 245-4631 (209) 304-8660

ESTIMATE OF REPAIRS

Address: 24115 GOLD CIRCLE DR.
Inspection Date: 4/11/2023
Report #: 2361
Title Co. & Escrow #: _____

SECTION 1		SECTION 2		FURTHER INSPECTION	
3A	\$510.00	4A	REFER TO GUTTER CONTRACTOR	5A	N/C
3B	\$490.00				
3C	\$2,210.00				
3D	\$290.00				
3E	\$250.00				
4B	\$360.00				
Proposed Cost Section 1: <u>\$4,110.00</u>		PROPOSED COST SECTION 2 <u>\$0.00</u>		<u>\$0.00</u>	

Work completed (Labor) by operator shall be guaranteed for a period of one year from completion. Toilet plumbing (parts supplied by this firm), showers, floors or any measures for the control of moisture are guaranteed for thirty (30) days only. Chemical treats are guaranteed for one year. Only the areas treated are guaranteed.

Customer agrees to hold company harmless of any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks or changes beyond control of the company which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filed or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER THIRTY (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs.

All repairs performed by others must be re-inspected by OUR COMPANY before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to OUR COMPANY before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

A re-inspection of specific items on the report of any other conditions pertaining to this structure can be done at an ADDITIONAL COST PER TRIP. The re-inspection must be done within four (4) months of the original inspection.

NOTICE TO PROPERTY OWNERS: (Section 7018 of the California Contractors License Law, Business & Professional code Div. 3. Chap. 9) Provides under the Mechanic's Lien Law 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 the 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, laborer, or supplier remains unpaid. ** NOTE **: Inspection fee is billed separately above any work costs.

I Have Read This estimate and the Termite Report it Refers To.

APPROVED AND READ BY: _____

DATE

ACCEPTED FOR: _____

DATE: 4/12/23

FIDDLETOWN TERMITE AND INSPECTION SERVICES

FIDDLETOWN TERMITE AND INSPECTION SERVICES
PO BOX 115 FIDDLETOWN, CA 95629
(209) 245-4632

24115	GOLD CIRCLE DR.	PIONEER 95666	4/11/2023
BUILDING NO.	STREET	CITY, STATE & ZIP	DATE OF INSPECTION

PEST INSPECTION INVOICE

Ordered by; WINDY RODRIGUEZ	Property Owner and/or Party of Interest: JOHN RILES	Completion Sent To; WINDY RODRIGUEZ PLATA R.E.
--------------------------------	---	--

The following recommendations on the above designate property, as outlined in Wood Destroying Pests and Organisms Inspection Report dated:

4/11/2023

have been and or have not been completed:

Recommendations completed by this firm that are in accordance with the Structural Pest Control Board's Rules and Regulations:

PEST INSPECTION;#2361

Recommendations completed by this firm that are considered secondary and substandard measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including person requesting secondary measure:

Cost of work completed:

Cost \$	
Inspection Fee \$	PAID 150.00
Other \$	
Total Due \$	0.00

Remarks:

Signature: 

Thomas Maestretti, Operator

NOTE: Questions or problems concerning the above report should be directed to the Operator 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.