

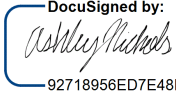
WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 896	Street Granada Lane	City Vacaville	Zip 95688	Date of Inspection November 2, 2022	Number of Pages 7
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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
 # R9341

Ordered By: Windy Rodriguez	Property Owner and/or Party of Interest:  11/25/2022 1:43 AM PST	Report sent to: Same
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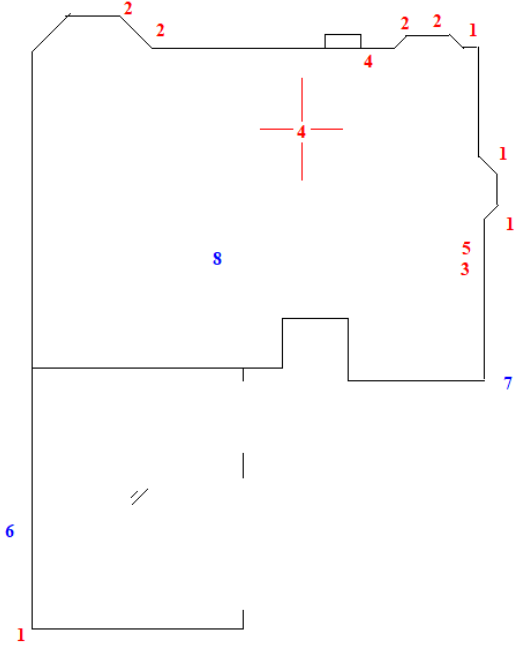
COMPLETE REPORT	<input checked="" type="checkbox"/>	LIMITED REPORT	<input type="checkbox"/>	SUPPLEMENTAL REPORT	<input type="checkbox"/>	REINSPECTION REPORT	<input type="checkbox"/>
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General Description: Two story home on raised foundation with attached 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 in the fascia rafter areas. Indicated on the diagram by “1”, and some areas shown in Fig.1 images on the back pages of this report.

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

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

Recommendation: Replace damaged areas of trim as needed.

3 Finding: Evidence of moisture damage to the underlayment found at the downstairs hall bathroom floor. Indicated on the diagram by “3”, and some areas shown in Fig. images on the back pages of this report.

Recommendation: Remove floor covering and damaged underlayment as needed. Further inspect upon opening of enclosed areas. Install new underlayment and floor covering, reset toilet.

4 Finding: Fungi (wood-rot) damage found at floor joist. This timbers and insulation throughout this area of the subarea are excessively moist. Insulation is saturated in areas. These conditions appear to be due to inadequate ventilation. Indicated on the diagram by “4”, and some areas shown in Fig.4 images on the back pages of this report.

Recommendation: Owner should employ others to remove all insulation from these areas. Remove and replace fungi damaged material as needed. Install additional vent openings and/or forced ventilation system as needed to eliminate excessive moisture.

5 Finding: Fungi (wood-rot) damage found in the rim joist and floor joist under bathroom sink area. Indicated on the diagram by “5”, and some areas shown in Fig.5 images on the back pages of this report. ‘

Recommendation: Owner should employ others to remove and replace fungi damaged material as needed. It appears that the bathroom sink cabinet would need to be removed to access areas.

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

6 Finding: Tree branches are in contact with the structure. Indicated on the diagram by “6”, and some areas shown in Fig.6 images on the back pages of this report.

Recommendation: Owner should cut back tree branches as needed to eliminate contact with the structure.

7 Finding: The wood fence is attached to and/or in contact with wood members of the structure, creating an earth to wood contact(s). Indicated on the diagram by “7”, and some areas shown in Fig.7 images on the back pages of this report.

Recommendation: Install metal flashing between the fence and structure to eliminate earth to wood contacts.

8 Finding: Discolored wallboard found at an upstairs closet wall. Indicated on the diagram by “8”, and some areas shown in Fig.8 images on the back pages of this report.

Recommendation: Remove discolored wallboard as needed to allow for further inspection. Further inspect. Replace removed wallboard upon completion.

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

Note: The master bathroom tub valves did not appear to function. Consult others for more information.

Note: The upstairs hall bathroom tub valves did not appear to function. Consult others for more information.

Note: An area of missing ceiling noted downstairs below bathroom indicating previous leaks. Due to non-function of bathtub, the presence of leaks in this area was not determined. Consult others for more information.

Note: Laundry room area appeared to be very humid at time of inspection. A periodic inspection is advised. Consult others for more information regarding dryer venting, etc.

Note: Discoloration/Staining noted at water heater platform areas. A periodic inspection is advised.

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

Note: The structure contained furnishings and/or storage at the time of inspection. Sheppard Termite Services does not move furnishings, storage or any objects that obstruct access for inspection, and will not be responsible for conditions that may be concealed by furnishings, storage or any other objects.

Note: Areas of the subarea were concealed by insulation and/or ducting. If a complete and thorough of inspection of subarea is desired, insulation and ducting should be removed by others.

Note: Disconnected/Damaged HVAC ducting in the substructure area is beyond the scope of our inspection.

Note: Some soil in substructure areas was moist. A periodic inspection is advised.



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.1d



Fig.2a

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.

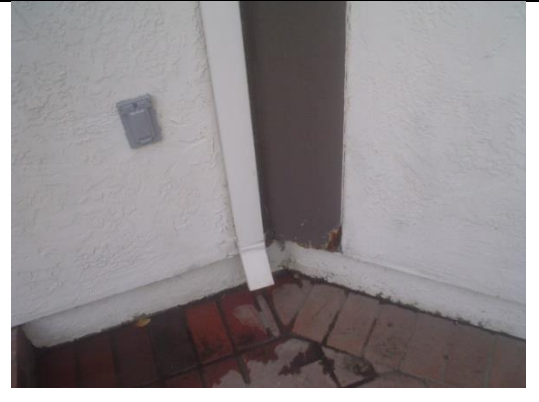


Fig.2b



Fig.2c

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.2d



Fig.3

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.4a



Fig.4b

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Fig.4c



Fig.4d

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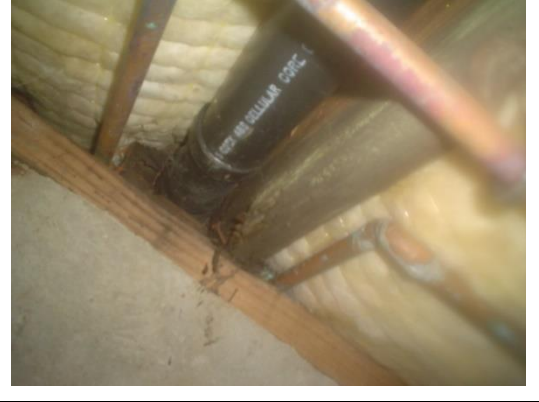


Fig.5



Fig.6

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

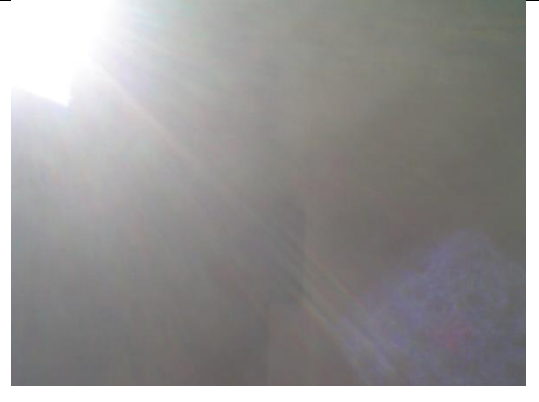



Fig.7

	<p>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.</p>	
<p>Fig.8</p>		<p>Fig.</p>
	<p>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.</p>	
<p>Fig.</p>		<p>Fig.</p>
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<p>Fig.</p>		<p>Fig.</p>