

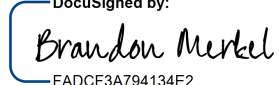
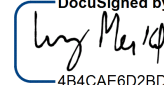
**WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT**

Building No. 401	Street Donaldson Court	City Suisun City	Zip 94585	Date of Inspection <b>July 8, 2021</b>	Number of Pages 4
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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  
 # R8564

Ordered By: Windy Russell – Plata Realty Group  DocuSigned by:  FADC3A794134E2... 7/9/2021   10:13 AM PDT	Property Owner and/or Party of Interest:  DocuSigned by:  4B4CAE6D2BDC4FA... 7/22/2021   5:58 PM PDT	Report sent to: Same
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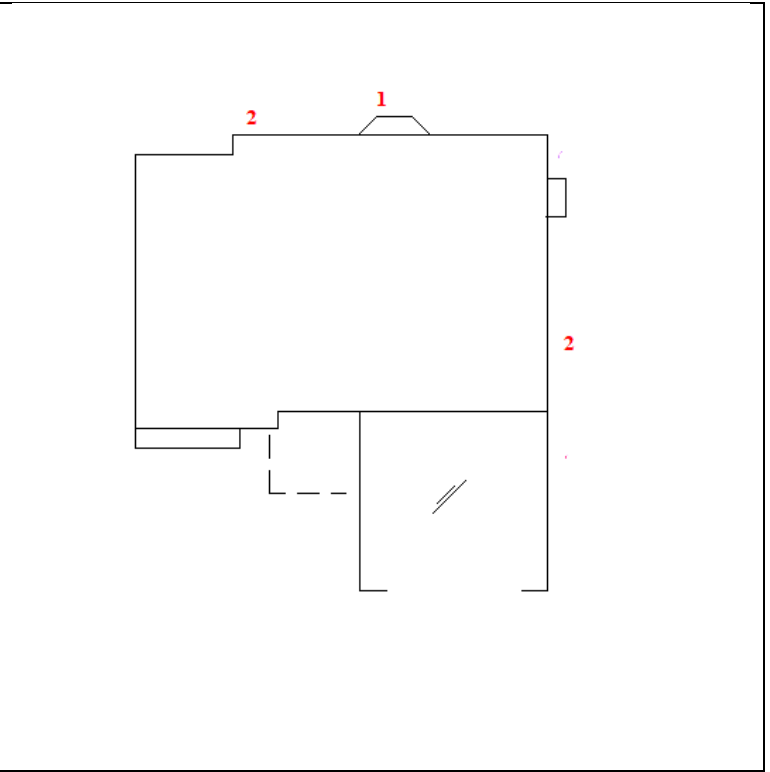
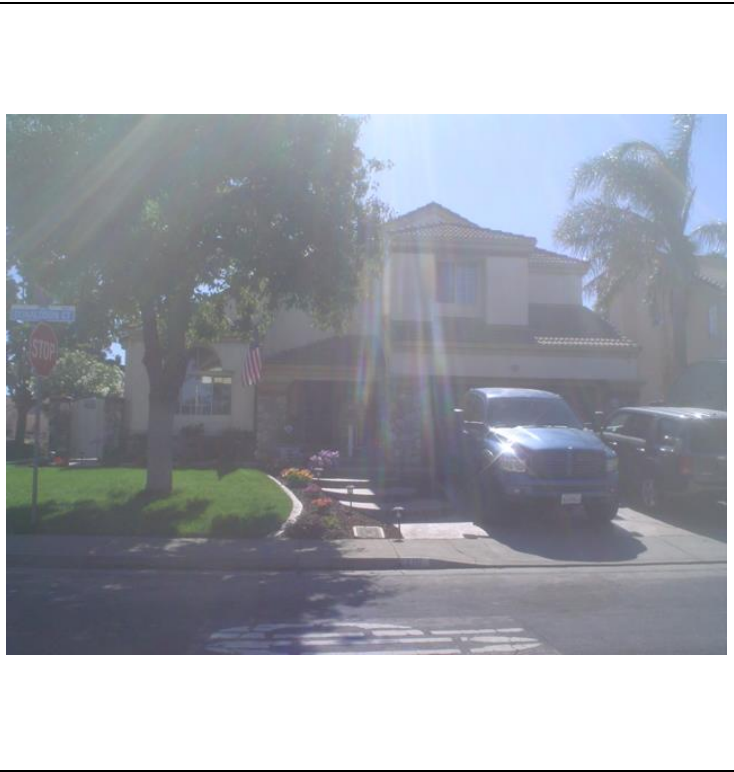
COMPLETE REPORT	<input checked="" type="checkbox"/>	LIMITED REPORT		SUPPLEMENTAL REPORT		REINSPECTION REPORT		
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General Description: Two story home on raised foundation with attached garage.	Inspection Tag Posted: Garage
Other Tags Posted:	


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		Drywood Termites		Fungus / Dryrot	<input checked="" type="checkbox"/>	Other Findings		Further Inspection	
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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.



NOTE: DIAGRAMS ARE NOT TO SCALE

Inspected by: Richard Sheppard State License No. OPR10979 Signature 

You are entitled 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, CA. 95815-3831.

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](http://www.pestboard.ca.gov). 43M-41 (REV. 10/01)

**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 fascia. 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 trim at foundation vent openings. 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.

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

**None visible**

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

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



**Note:** Areas under cantilevered areas were inaccessible for inspection due to low clearance. A periodic inspection of accessible areas 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.

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

	<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.1</p>		<p>Fig.2a</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.2b</p>		<p>Fig.</p>
	<p>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.</p>	
<p>Fig.</p>		<p>Fig.</p>
	<p>A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.</p>	
<p>Fig.</p>		<p>Fig.</p>