

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. <b>4534</b>	STREET, CITY, STATE, ZIP <b>Dartmouth Drive, Sacramento CA 95841</b>	Date of Inspection <b>6/4/2025</b>	No. of Pages <b>5</b>
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**Sacramento Area Office**  
**3845 Madison Avenue**  
**North Highlands, CA 95660-5010**  
**Ph 916-344-4400**  
**or 800-303-7707**  
**Fax 916-334-6712**  
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**5761 Pleasant Valley Road**  
**El Dorado, CA 95623-4200**  
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**Fax 530-622-7830**  
**Branch Office BR 5190**

Firm Registration No. <b>PR 0716</b>	Report No. <b>3534</b>	Escrow No.
Ordered By: Ken Tobin 4534 Dartmouth Drive Sacramento, CA 95841	Property Owner/Party of Interest Ken Tobin 4534 Dartmouth Drive Sacramento, CA 95841	Report Sent To: Ken Tobin kdtobin63@gmail.com  wrodriguez@platarealty.com

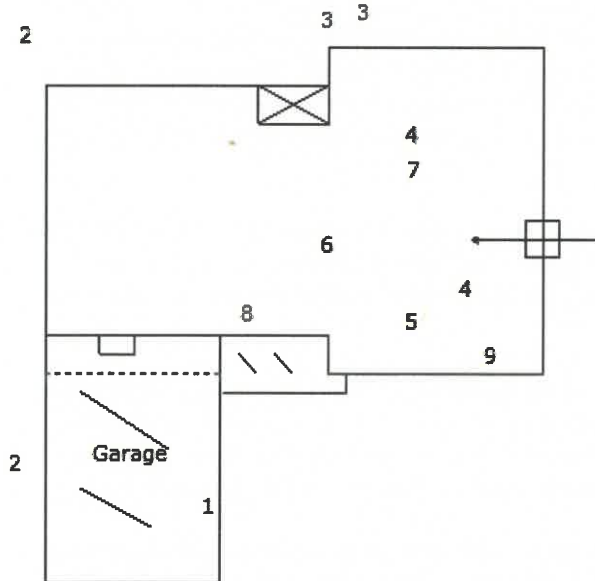
COMPLETE REPORT       LIMITED REPORT       SUPPLEMENTAL REPORT       REINSPECTION REPORT

General Description: This property consists of a one story single family residence with stucco, wood and brick exterior and composition shingle roof covering.	Inspection Tag Posted: Garage
	Other Tags Posted: Terminix and Western Exterminators, 2013, hard to read the tags

An inspection has been made to 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 above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Signed by:  
*Debra K. Tobin, Supervisor*  
 6/11/2025 | 10:31 PM PDT  
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Signed by:  
*Ken Tobin*  
 6/11/2025 | 1:27 PM PDT  
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Inspected by Steven H. Scoville      State License No. OPR 9124      Signature *Steven H. Scoville*

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, 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, or (800) 737-8188 or www.pestboard.ca.gov.      43M-41 (Rev. 04/2015)

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Wood Destroying Pest and Organism Inspection Reports contain findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas. It also contains recommendations for correcting any infestation or infections found. The contents of this Wood Destroying Pest and Organism Inspection Report are governed by the Department of Consumer, Structural Pest Control Board, Laws and Regulations. Some structures do not comply with the building code requirements or may have structural, plumbing, electrical, heating air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and Organism Report does not contain information on such defects, if any, as they are not within the scope of licenses of either the inspector or the company issuing the Wood Destroying Pest and Organism Inspection Report

The following areas were not inspected, as indicated in the Structural Pest Control Act 8516; 1990(d); Furnished Interior, inaccessible and/or insulated attics, and portion thereof: hollow walls; paces between floors or porch deck and ceiling or soffit below; stall showers over finished ceiling; such structural segments as porte-cocheres enclosed bay windows, buttresses and areas to which there is no access without defacing, tearing out lumber, masonry and area or timbers around eaves that require use of extension ladder, finished work, built-in cabinet work; floors beneath covering, areas where storage conditions/locks make inspection impractical at the time of the inspection

The purpose of this report is to document findings and recommendations, which pertain to the absence or presence of wood destroying pests and organisms and/or conducive condition(s) that exists AT THE TIME OF INSPECTION. This report should be read carefully and is not to be confused with a home structural inspection survey. The client's cooperation and compliance to correct and or complete the recommendations documented in this report are obligatory. Without a mutual effort Pest Control Center, Inc. can not assure effective or satisfactory results.

Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestations to enter. Infestations may be concealed by plaster, sheetrock or other wall coverings so that a diligent inspection may not uncover the true condition

The roof was not inspected due to lack of accessibility, qualification and licensing. These areas are not practical to inspect because of health hazards, causing possible damage, obstruction or inconvenience and unless specified or described in the WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT are NOT included. This company shall exercise due care during inspections and treatments but assumes no liability for any damage to roof tiles, slate, shingles (wood or composition) or other roofing materials, including patio covers, aluminum awnings, solar heating, solar electrical panels, plants, shrubbery or paint

Molds, sometimes called mildew, are not wood/destroying organisms. Branch 3 licensees do not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health. Pest Control Center, Inc. has not made any inspection or opinion relating to the presence or absence of molds and mildews at this property.

Pest Control Center's contract does not cover damage to and/or replacement of any shrubbery, plants, paint, varnish, fence posts, linoleum, carpeting, tile or roofing materials unless otherwise specified. This Wood Destroying Pest and Organism Inspection Report pertains only to the structure(s) indicated on the diagram and is a statement of conditions at the time of inspection only. Pest Control Center, Inc. expressly disclaims any responsibility or liability for hidden damage or activity

**"NOTICE: The exterior surface of the roof was not inspected. If you want water tightness of the roof to be determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board.**

**"NOTICE The charge for service that this company subcontracts to another person or entity may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Pest Control Center, Inc.'s bid or you may contract directly with another recognized company licensed to perform specified work.**

**"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."**

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PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

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PLEASE SEE THE DIAGRAM FOR THE LOCATION OF FINDINGS:

This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation of 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 to access to complete the inspection and cannot be defined as Section I or Section II. ATTENTION: To obtain a certification clearance for active infections or infestations, only SECTION 1 and/or FURTHER INSPECTION must be completed. **See Work Authorization for Section 1 & 2 break downs.**

**Findings:**

- ITEM 1 FINDING: Fungus dry rot damage noted to portions of 2x4 wall studs, mudsill and 1x8 sheathing at side wall of garage under corner of window.
- RECOMMENDATION: Trim out approximately 1 inch of damaged wood members and treat wood members with professional fungicide Timbor or other approved fungicide. Apply caulking to window frame to stop apparent leak.
- ITEM 2 FINDING: Fungus dry rot damage noted to the corners of barge rafter and fascia board of the roof overhang.
- RECOMMENDATION: Remove the roof covering as needed to expose the damaged areas. Remove damaged wood members and replace with new material. Install roof covering to the exposed areas only. NOTE: Guarantee applies to the roof covering at the repaired areas only.
- ITEM 3 FINDING: Fungus dry rot damage noted to the 1x8 VR roof sheathing & 2X6 rafter above electrical meter at roof overhang.
- RECOMMENDATION: Remove the roof covering as needed to expose the damaged areas. Remove damaged wood members and replace with new material. Install roof covering to the exposed areas only. NOTE: Guarantee applies to the roof covering at the repaired areas only.
- ITEM 4 FINDING: Fungus dry rot damage noted to the plywood of the roof structure visible in the attic at front and rear. Roof coverings in these areas were buckled and apparently leak.
- RECOMMENDATION: Remove approximately 5-6 square feet in each area of roof covering as needed to expose the damaged areas. Remove damaged wood members and replace with new material. Install roof covering to the exposed areas only. NOTE: NO guarantee to the roof covering at the repaired areas. If interested parties desire guarantee on the roof covering, we recommend they contact a licensed roofing contractor for such guarantees.
- ITEM 5 FINDING: Fungus dry rot damage noted to 2x6 T&G subfloor at the toilet of the hall bathroom floor caused by toilet leak.
- RECOMMENDATION: Remove toilet and ceramic tile floor covering. Remove and replace damaged wood members with new material and treat adjacent wood members with professional fungicide Timbor or other approved fungicide. Install new floor backing with ceramic tile. Reset toilet stool with new wax seal.

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**Findings:**

- ITEM 6 FINDING: Plumbing leak noted at A/C drain line in hall closet.  
RECOMMENDATION: Owner to contact other tradesman to make necessary repairs to correct leak.
- ITEM 7 FINDING: The glass enclosure of master bathroom stall shower was leaking.  
RECOMMENDATION: Clean and prep contact surfaces and apply caulking to frames &/or wall contact points to correct leaks. This is a normal homeowner maintenance type of repair. No guarantees are given for this type of condition. Periodic inspections are recommended to these conditions.
- ITEM 8 FINDING: Water and fungus damage to the storage shelf under the kitchen sink apparently caused by a prior leak.  
RECOMMENDATION: Make necessary repairs to the damaged storage area.
- ITEM 9 FINDING: A vent screen behind the brick veneer is broke out and missing. This is just a general note and does not cause any wood destroying pest conditions with the structure.  
RECOMMENDATION: Install screen from the subarea side to keep small animals out from under the home.

Drain under kitchen sink was noted slightly deteriorated. No infections, infestations or actual damages were noted at the time of this inspection; therefore, no recommendations are made at this time. This is a normal homeowner maintenance type repair. No guarantees are given for this type of condition. Periodic inspections are recommended to find and correct any noted conditions at that time.

Water stain(s) noted on wood members in garage at juncture with front porch. No leaks or infections or infestations were noted at the time of this inspection; therefore no recommendations are made at this time. This is a normal homeowner maintenance type repair. No guarantees are given for this condition. Periodic inspections are recommended to find and correct these conditions.

There is a slight amount of swelling in the floor covering of the master bathroom. There is no visible evidence of damage and the linoleum appears to be tight, therefore, no recommendation is made. This company assumes no liability for any damage not visible at the time of inspection.

NOTE: Should any of the above recommendations be completed by parties other than PEST CONTROL CENTER, INC., an inspection is required of the repaired areas **BEFORE** any finished products are installed or painted. There will be an additional cost for this trip.

UPON REQUEST, PEST CONTROL CENTER, INC. will perform a REINSPECTION of the structure, at an additional cost. If an estimate or bid for treatment was given, repairs &/or treatment must be completed prior to FOUR months from the date of the original inspection. After the FOUR-month period, law requires a complete new inspection and therefore a new estimate.

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FINDING: Evidence of wood boring beetles noted to \_\_\_\_\_.

RECOMMENDATION: Seal the structure with tarps and fumigate with Sulfuryl Fluoride fumigant for the control of wood boring beetles. The structure must be vacated until the fumigation process is completed which may take 5 days. ATTENTION: While performing the above recommendation in a professional manner, PEST CONTROL CENTER, INC. assumes no responsibility for damage done to the roof covering and/or plant life around the structure. NOTE: Owner occupants Fumigation notice will also be signed prior to fumigation.

**PEST CONTROL CENTER INC (916) 344-4400** Poison Control Center (800) 665-7262  
 Structural Pest Control Board (916) 561-8700 2005 Evergreen St #1500 Sacramento, CA 95825

**County Health Departments**

Amador	(209) 223-6407
El Dorado	(530) 621-6100
Nevada	(530) 265-1450
Placer	(530) 889-7141
Sacramento	(916) 366-2001
San Joaquin	(209) 468-3411
Solano	(707) 784-8600
Sutter	(530) 822-7215
Yolo	(530) 666-8645

**County Ag Commissioners**

Amador	(209) 223-6487
El Dorado	(530) 621-5520
Nevada	(530) 273-2648
Placer	(530) 889-7372
Sacramento	(916) 875-6603
San Joaquin	(209) 468-3300
Solano	(707) 421-7465
Sutter	(530) 822-7500
Yolo	(530) 666-8141

The Materials and the Active Ingredients of the chemicals used by **Pest Control Center, Inc.**

<u>Materials</u>	<u>Active Ingredients</u>
Premise	Imidacloprid
Advance Bait	Diflubenzuron
Termidor	Fipronil
Timbor	Boric Acid
Bora-Care	Boric Acid

PLEASE SEE THE WORK AUTHORIZATION FORM FOR COST TO COMPLETE ABOVE WORK by Pest Control Center, Inc. No painting or decorating included in any estimate unless specified in this report. This estimate for treatment &/or repairs must be completed prior to FOUR months from the date of the original inspection. After the FOUR-month period, law requires a complete new inspection be made and therefore a new estimate if needed.

INSPECTION FEE: \$175.00 PD

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