

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	No. of Pages
12	Gloucester Cove	San Rafael	94901	12/20/2012	9



**NATIONAL
BUILDING
INSPECTORS**

*Serving All Nine Bay Area Counties,
Sacramento & Surrounding Cities.*

(800) 466-2466

(925) 935-6115

teamNBI.com

Corporate Office: 1136 Saranap Avenue, Suite P, Walnut Creek, CA 94595 | Company Registration PR 5739

Ordered by: Bill Jetter	Property Owner and/or Party of Interest: Bill Jetter	Report sent to: Bill Jetter
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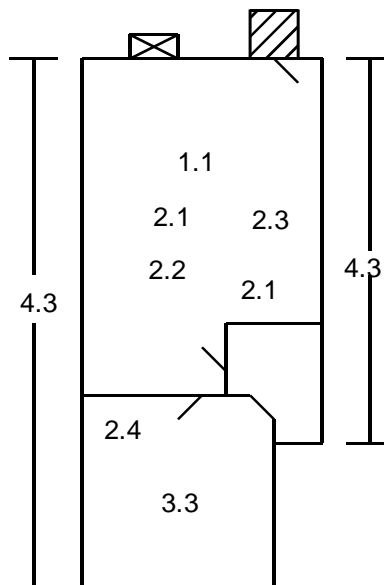
COMPLETE REPORT ☐ LIMITED REPORT ☒ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

General Description: **Two Story Townhouse Residence	Inspection Tag Posted: Garage
Order Number: ** 01-61345	Other Tags Posted: None

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 ☐ Other Findings ☒ Further Inspection ☒
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.

Key to Items on diagram: [1] Section I Items [2] Section II Items [3] Unknown Further Inspection Items [4] Other



Inspected by: Don Nicks

License No: Field Rep 44661

Signatures:

Don Nicks

YOU ARE ENTITLED TO OBTAIN COPIES OF ALL REPORTS AND COMPLETION NOTICES ON THIS PROPERTY FILED WITH THE BOARD DURING THE PRECEDING TWO YEARS. UPON PAYMENT OF THE \$2.00 SEARCH FEE TO: STRUCTURAL PEST CONTROL BOARD, 2005 EVERGREEN STREET, STE 1500, SACRAMENTO, CA 95815. NOTE: Questions or problems concerning the above report should be directed to the manager of this company. Unresolved questions or problems with service performed may be directed to the Structural Pest Control Board at (800) 737-8188, (916) 263-2533 or www.pestboard.ca.gov



LIMITATION OF INSPECTION AND LIABILITY

Company Information: National Property Inspection Services, Inc. (dba) National Building Inspectors
1136 Saranap Avenue, Suite P, Walnut Creek, CA 94595
(800) 466-2466 | teamNBI.com

PR 5739

SCOPE OF THE INSPECTION: This report addresses only items that have actually caused damage or are "deemed likely" to cause damage to structural wood members either due to pest infestation or wood-destroying organisms and infections they cause. For a detailed report of items other than those described, it is necessary to contract with a competent property inspection company.

NOTE: Wood-destroying pests are primarily termites and beetles, but the category of "pests" also includes several other insects of less consequence. Wood-destroying organisms are categorized as fungi (often times called dry rot), and there are several varieties.

This report covers only the visible and accessible areas of the structure, all as itemized and diagrammed herein. The interior of hollow walls, inaccessible or insulated attic areas, interior and exterior walls over eight (8) feet high and roof eaves above eleven (11) feet in height, spaces between floors and ceilings, insulated subfloors, decks with soffit below, stall showers over finished ceilings, buttresses, areas behind or below installed appliances (i.e., those that are not moved during the course of our inspection) floors covered over with carpeting, storage and locked areas, or any area where inspection is only possible by the tearing out or defacing of finished work, are considered inaccessible and have not been inspected. Inspection of inaccessible areas can be reinspected at a future date and at an additional charge.

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 CONTRACTORS' STATE LICENSE BOARD.

Fences and wood retaining walls have not been inspected. If the structural integrity of either of these components needs to be determined, contact the appropriate specialist.

Explanations concerning mold and mildew are not included as part of this inspection (*unless related to wood destruction issues*). Moisture conditions such as condensation, moisture in subarea soil, and water leaks can create

conditions conducive to mold growth. These conditions are not necessarily apparent at the time of our inspection. Some forms of mold pose a health hazard, therefore, **WE RECOMMEND HAVING TESTS CONDUCTED TO IDENTIFY AND ELIMINATE HARMFUL MOLDS PRIOR TO THE CLOSE OF ESCROW.**

National Building Inspectors (NBI) provides a complete and unbiased report. This is guaranteed by the fact that we do not perform any corrective work or chemical treatments. All chemical treating for control of termites, fungus, or other wood-destroying pests, must be undertaken by a licensed Structural Pest Control Operator. NBI will reinspect any completed work that was recommended in our original inspection report and that occurs within the scope of our license, as long as it has been requested within four months from the date of the original report. **OUR STANDARD REINSPECTION FEE IS CURRENTLY \$100.** Any requested report that is performed and issued in excess of four months after the original report must be a new original report and is subject to the same thorough inspection and fee structure.

WE DO NOT GUARANTEE THE QUALITY OF WORKMANSHIP, THE QUALITY OF MATERIALS USED, OR ANY WORK UNDERTAKEN BY OTHERS. Prior to the close of escrow, all guarantees should be received from the person(s) who performed the corrective work.

The Structural Pest Control Board (SPCB) requirements necessitate disclosure of all wood-destroying organisms and pests, plus all conditions "deemed likely" to cause damage. In order for the property to be certified, the SPCB requires removal and repair of all structurally weakened wood members plus correction of the cause of the damage. The SPCB does not impose the method of correction as long as it meets these criteria and the corrective work itself complies with local building codes and good building practice standards. NBI carefully interprets and adheres to the rules and regulations of the Structural Pest Control Board. Parties of interest may contact our office for acceptable methods to correct items listed in this inspection report.

We have identified and separated our findings into SECTION I, SECTION II, UNKNOWN FURTHER INSPECTION, and OTHER categories to assist in proper report interpretation.

1. Recommendations for SECTION I items include both the repairs needed and what is required to correct the cause of the infestation or infection.
2. SECTION II items include the requirements to correct conditions which are defined as "deemed likely" to lead to infestation or infection, but no evidence of active infestation or infection relating to the associated conditions has been found.
3. UNKNOWN FURTHER INSPECTION items are defined as recommendations to inspect area(s) which during the original inspection did not allow the Inspector access to complete his inspection and cannot be defined as SECTION I OR SECTION II. Further inspections should be performed prior to the close of escrow.
4. OTHER items are made for informational purposes, are not pest-related items, and are so indicated.

NBI will perform a more thorough inspection on any area that is in need of further inspection after it has been opened or made accessible by a contractor. NBI is **NOT** responsible for infestations and/or damage in areas that were deemed inaccessible and where further inspections were recommended.

When performing corrective work, we recommend having all damage removed prior to our site visit and before closing up the area. Please schedule reinspections through our office

PROPERTY OWNER AND/OR PARTY OF INTEREST (CLIENT) DUTY: Client agrees to read the entire written report when it is received and promptly call us with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of the Inspector. Client acknowledges that this report covers only the visible and accessible areas of the structure, all as itemized and diagrammed herein. Client agrees to obtain further inspection of all areas reported as being inaccessible for inspection before removing any investigation contingency and prior to the close of the transaction because pest infestation and/or additional damage may be found which can affect Client's purchase decision.

This report may not be used to satisfy escrow requirements unless our inspection and reinspection fees have been paid in full.

DISPUTE RESOLUTION: In many cases, disputes arise because Buyers, Sellers, and Agents fail to thoroughly read and recognize the inspection report in association with its limitations. NBI is not responsible for infestations or damage in areas noted to be inaccessible or anything except what specifically identified in the written inspection report. Please read the report thoroughly. If you are concerned about any items we have specified as being beyond the scope of our inspection, we strongly recommend you have further inspection(s) performed. If you are concerned about an item and it is not mentioned in the report, please call us.

In **EVERY** instance, get all questions answered. It is also **ESSENTIAL** to determine the extent of repair needed **PRIOR TO** the close of escrow, since it is common to uncover additional damage during the course of the corrective work. Buyers may accept a considerable financial risk if: (1) Corrective work has not been completed **PRIOR** to the close of escrow (2) Building permits have not been issued **AND** signed off by local code enforcement showing that work was properly completed (3) They have not received **WRITTEN** guarantees on all corrective work they had performed. NBI is not responsible if its estimated cost to repair items is not in agreement with the actual costs to complete the work. Our estimates are just that, and are simply to be used as a benchmark. NBI is not responsible for repair work performed by others and/or damage noted in previous inspection reports that either the Seller or Buyer had prior knowledge of.

CONFLICTING REPORTS OR FINDINGS: What should you do when you have reports or findings that are in conflict with one another? Although we strive to be perfect, we are only human. It is possible an oversight, omission, or a difference of opinion may occur. Listed below are procedures to follow in that occurrence:

CALL US!! In **EVERY** case, please call us to discuss your findings. We have a full time Customer Service Department that can frequently answer your questions and further explain the scope of our report. If we cannot, we shall be happy to return to the property for further evaluation.

All inspections are subjective; they can differ from company to company. It is not unusual for companies that perform corrective work to have findings and corrective recommendations that differ dramatically from an inspection-only company such as NBI. NBI is **NOT** responsible for differences of opinions, differences in corrective recommendations, or any corrective items discovered prior to the close of escrow.

If such an outcome takes place after escrow closes, we strongly recommend you **DO NOT** have any corrective work performed until after you have contacted us (unless it affects health or safety) because it can weaken your position. Proving responsibility can be very difficult (if not impossible) when all evidence is destroyed.

NOTE: NBI reserves the right to perform any corrective work it is deemed responsible for.

If this inspection report is used as part of the decision-making process in the purchase of the subject property, its use signifies that ALL the limitations and restrictions mentioned within are fully accepted. If as a result of this inspection report any dispute, claim in law, or equity occurs, ensuing attorney fees will be the responsibility of each individual party.

Client: _____ Date: _____

FINDINGS

"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 REPORT SEPARATES ITEMS INTO SECTION I AND SECTION II CATEGORIES AND THE FINDINGS APPLY TO CONDITIONS THAT WERE EVIDENT AT THE TIME OF THE INSPECTION. 'SECTION I' ITEMS INDICATE THERE IS VISIBLE EVIDENCE OF AN ACTIVE INFESTATION OR INFECTION, OR CONDITIONS EXIST AS A RESULT OF INFESTATION OR INFECTION. 'SECTION II' ITEMS ARE DEFINED AS 'DEEMED LIKELY' TO LEAD TO INFESTATION OR INFECTION, BUT NO EVIDENCE OF ACTIVE INFESTATION OR INFECTION IN THE AREA(S) HAS BEEN FOUND. 'FURTHER INSPECTION' DESIGNATES AREA(S) THAT HAD INADEQUATE ACCESS FOR THE INSPECTOR TO COMPLETE ON THE ORIGINAL INSPECTION; THESE CANNOT BE DEFINED AS SECTION I OR SECTION II."

NOTE: OUR COMPANY CAN ISSUE A CERTIFICATION ONCE ALL SECTION I ITEMS HAVE BEEN CORRECTED.

THE USE OF DIGITAL PHOTOS: Photos are included in this report for illustrative purposes only. Every condition or observation may not have an associated photo. There is no relationship between the presence or absence of a photo and the importance of a condition reported; a significant finding may not have an accompanying photo.

NOTICE: This inspection report is limited to one residential unit in a multi-unit complex. No comments (other than those mentioned) will be given on common area items outside of this unit. If there is a concern about the common areas, a further inspection can be performed at an additional charge.

1. Section I Items

1.1 The interior and exterior of the structure appears to be free and clear of any active infestation or infection.

2. Section II Items

2.1 "SECTION II" The crawl space soil is damp throughout and had standing water at the right front side along the perimeter. Moisture in the substructure area promotes wood-destroying fungus growth. A moisture barrier as noted below has been installed.

RECOMMENDATION: We recommend improving site drainage and suggest contacting a soils/drainage specialist for recommendations and corrective work.



Wet soil and standing water noted

2.2 "SECTION II" Ventilation provided for the foundation and crawl space area appears to be minimal. This condition could result in residual dampness in the crawl space for extended periods, which is conducive to the development of wood-destroying organisms.

RECOMMENDATION: We suggest keeping all screened vents unobstructed to allow for maximum airflow.

2.3 "SECTION II" There are water stains at the roof sheathing and framing members at the upper right side. The inspector was unable to determine whether this is an active condition.

RECOMMENDATION: We recommend determining the source of the staining and if active, have it properly corrected.

2.4 "SECTION II" There are water stains on the ceiling above the water heater area. The inspector was unable to determine whether this is an active condition.

RECOMMENDATION: We recommend determining the source of the staining and if active, have it properly corrected.

3. Unknown Further Inspection

3.1 UNKNOWN FURTHER INSPECTION: The townhouse was fully furnished; the areas behind and under the furniture were not inspected. Storage areas like closets were considered inaccessible and were not inspected. Prior to the close of escrow and during the final walk-through, we recommend having these areas reinspected.

3.2 UNKNOWN FURTHER INSPECTION: The attic area was visually inspected from the access hole only because of potential damage to the ceilings below. No visible signs of infestation or infection were present from this vantage point; however, we recommend a further inspection of the area after a proper catwalk has been installed.

3.3 UNKNOWN FURTHER INSPECTION: The garage is enclosed in sheetrock; therefore, a complete inspection of the framing could not be made at this time. Stored articles and storage shelving also prevent a complete inspection of the perimeter walls. Further inspection is recommended after these articles are removed.

3.4 UNKNOWN FURTHER INSPECTION: The subflooring throughout was considered inaccessible for inspection due to insulation. No representations can be made concerning this area without further inspection.

3.5 UNKNOWN FURTHER INSPECTION: Evidence of past repairs was noted to the subfloor structural framing throughout. Recommend verifying the problem, its cause, and the extent of repair that was performed with the owner. No statement can be made herewith regarding concealed areas.

4. Other

- 4.1 This report does not cover the condition of the roof covering or eaves over 11' in height. If additional information is desired in this area, we suggest contacting a property inspecting firm or a licensed roofer for a further inspection.
- 4.2 The top of the foundation is above or separated from the soil level in all locations.
- 4.3 The left and right sides of the townhouse unit are common walls and not accessible for inspection. No statement can be made regarding the opposite side of these walls.
- 4.4 The flooring at the baths is tile covered. No statement is made as to the condition of the subfloor below the tile.
- 4.5 The bathtub in the second floor hall bath uses a shower curtain. Undertake caution when using to avoid overspray which could damage floor covering.
- 4.6 The windowsill in the master bath shower enclosure is below the level of the showerhead. This arrangement is more conducive to moisture infiltration at the windowsill, which can eventually cause damage to wall framing. We recommend routinely monitoring this area to prevent any future damage.
- 4.7 A plastic moisture barrier was installed throughout the crawlspace by others. This will reduce the amount of evaporation and condensation that promote fungus-growth.

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY WAS INSPECTED IN ACCORDANCE WITH THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS ADOPTED PURSUANT THERETO, AND THAT NO EVIDENCE OF ACTIVE INFESTATION OR INFECTION WAS FOUND IN THE VISIBLE AND ACCESSIBLE AREAS OF THE ITEMS INSPECTED.

A CERTIFICATION IS A STATEMENT BY A LICENSED PEST CONTROL COMPANY ATTESTING TO THE ABSENCE OF INFECTION OR INFESTATION IN VISIBLE AND ACCESSIBLE AREAS. A CERTIFICATION DOES NOT NECESSARILY MEAN THE STRUCTURE IS FREE OF ISSUES ASSOCIATED WITH PEST CONTROL PROBLEMS. OUR COMPANY SEPARATES PROBLEM AREAS INTO SECTION I AND SECTION II ITEMS. SECTION I ITEMS INCLUDE AREAS WHERE INFECTION HAS OCCURRED, INFESTATIONS, OR DAMAGE CAUSED BY SAME, PLUS ITEMS THAT CAUSED THE INFECTIONS OR INFESTATIONS. SECTION II ITEMS ARE DEFINED AS THOSE DEEMED LIKELY TO LEAD TO INFECTION OR INFESTATION; THEY INCLUDE CONDITIONS SUCH AS CONDENSATION, EARTH CONTACTS, FAULTY GRADES, AND LEAKING SHOWERS AND WATER LINES. WE CATEGORIZE THESE UNDER SECTION II IF THERE IS NO VISIBLE INFECTION OR INFESTATION ON ACCESSIBLE SURFACE AREAS. ALL PERSONS INTERESTED IN THIS STRUCTURE SHOULD BE AWARE THAT INFECTIONS OR INFESTATIONS MAY BE PRESENT IN INACCESSIBLE AREAS WHERE FURTHER INSPECTION IS RECOMMENDED. IF ITEMS LISTED IN SECTION II OF THIS REPORT ARE NOT CORRECTED THEY ARE DEEMED LIKELY TO LEAD TO INFECTION OR INFESTATION. THIS COMPANY STRONGLY ADVISES THAT ALL PERSONS INTERESTED IN THIS STRUCTURE READ THIS REPORT CAREFULLY. IF THERE ARE QUESTIONS CONCERNING ANY ITEMS INCLUDED IN THIS REPORT, THEY SHOULD CONTACT THIS OFFICE FOR ADDITIONAL INFORMATION.

Repair Cost Approximations

NOTE: THE REPAIR COST APPROXIMATIONS LISTED BELOW ARE PURELY APPROXIMATIONS, NOT BIDS TO DO THE WORK. DO NOT SIGN A CONTRACT BASED UPON THESE FIGURES. OUR COMPANY PROVIDES A COMPLETELY UNBIASED REPORT WHICH IS GUARANTEED BY THE FACT THAT WE DO NOT PERFORM CORRECTIVE WORK. THESE APPROXIMATIONS ARE TO BE USED FOR INFORMATIONAL PURPOSES ONLY. EXACT COST ESTIMATES CAN ONLY BE RECEIVED FROM QUALIFIED CONTRACTORS BIDDING ON THIS SPECIFIC JOB.

(This page is printed separately so you may remove it from the report when contractors are bidding the job.)

Section I		
Item	Price Range	
	Low	High

Section II		
Item	Price Range	
	Low	High

Further Inspection	
Item	

2.1 Other Trades

3.1

2.2 Other Trades

3.2

2.3 Other Trades

3.3

2.4 Other Trades

3.4

3.5

TOTAL \$ - \$ -

TOTAL \$ - \$ -

THESE ADDITIONAL COSTS MAY ALSO BE APPLICABLE

Building Permit:	\$200.00	\$300.00
Reinspections:	\$100.00	\$200.00
TOTAL	\$300.00	\$500.00

* (Because the extent of damage was unknown at the time of inspection, a closer cost approximation will not be possible in these areas until they have been opened to determine the extent of damage. The exact prices should be received directly from the craftsperson hired.) Our current reinspection fee is \$100 each (\$150 for subarea items).

**** NOTE: This is technically a SECTION II item. Please read your contract to see who is responsible for making these repairs.**

NOTICE: ONLY LICENSED STRUCTURAL PEST CONTROL OPERATORS ARE LICENSED AND REGULATED BY THE STRUCTURAL PEST CONTROL BOARD; THEREFORE, THEY ARE THE ONLY COMPANIES THAT ARE ALLOWED TO APPLY PESTICIDES.

Notice: A list of contractor referrals is available upon request. If your contractor prices are more than 15% higher than those quoted; please call our office. We have found one of three things can happen:

1. More damage was uncovered within inaccessible areas than what was originally reported.
2. The corrective methods recommended by the contractor are different than our anticipated corrective methods.
3. You have the wrong contractor.

CHOOSING THE RIGHT CONTRACTOR

Marin County

Deciding on the right contractor for termite repair work is critical for smooth and successful completion. We recommend you select a contractor that you personally know and trust

If you know none, we have provided the following list of craftsmen purely as a customer service. Everyone on the list has performed to our satisfaction in the past.

CONTRACTORS

NORCAL BUILDERS INCORPORATED

(415) 706-6178 **TOM** (#863120)

KL CONSTRUCTION

(415) 831-9840 (#839045)

D BEST & SONS

(925) 439-9089 / 382-8336 **DON BEST** (#427596)

VLC GENERAL CONTRACTING

(707) 326-8223 **VERNON CRABTREE** (#456561)

ABREW REPAIR CONSTRUCTION

(925) 833-0128 **KEVIN ABREW** (#B536740)

www.abrewconstruction.com

BERNARDINI CONSTRUCTION

(415) 883-9663 **STEVE** (#549724)

CHIMNEY SWEEP

SWEEP CLEAN CHIMNEY

(510) 237-0624 George M. Spears

SIDING, GUTTERS, WINDOWS & DOORS

AMERICAN HOME RENEWAL

(800) 747-0272 #740587

BATINO'S PLASTERING

(925) 682-1298

ASBESTOS INSPECTION & MOLD TESTING

PROTERA (925) 200-2768

FORENSIC ANALYTICAL (510) 887-8828

PW STEVENS (800) 750-7733

FUMIGATION COMPANY

BEST CARE FUMIGATION

(877) 386-3911

PAT'S AFFORDABLE FUMIGATION

(707) 577-8100

FLOOR COVERING

TWIN OAKS FLOOR COMPANY

(415) 897-7699 **Dave Stone** (#645623)

SWIMMING POOL COMPANY

CLEARLY DIFFERENT INC. POOL AND SPA

(925) 743-0417

CRYSTAL CLEAR POOLS

(415)258-8188

Some of these companies *specialize* in "post inspection" termite repair and may be able to perform all of your repairs from concrete, to framing, to showers, to plumbing, to bath floors, to minor roof repairs. In these instances, one call does it all so it's worthwhile to call and see if this is possible.

All contractors **GUARANTEE** their work.

The contractors referred are equally qualified.

We recommend using the one who best meets your scheduling requirements.

FOUNDATION & SEISMIC REPAIR

BAY AREA STRUCTURAL INC.

(510) 547-8250 (#422931)

STRUCTURAL/CIVIL ENGINEERS & CONSULTING FIRMS

BECKMANN ENGINEERING

(415) 897-5382 - Karl Beckmann

AMSO CONSULTING SERVICES

(510) 690-0714 (Off); (925) 519-2205 (Cell)

FDRW INSPECTIONS

(925) 634-2899 Office

A & E DESIGN SERVICE

(925) 449-3883 - Steve Neef

ROOFERS

DE MELLO ROOFING, INC.

(415) 456-0741 **Debbie** (#290726)

YORKSHIRE ROOFING

(925) 606-6700

ADVANCED ROOFING SERVICES INC.

510-522-2565 (#748858)

HVAC Contactor

NELSON HEATING

(415) 897-0548

ELECTRICAL & PLUMBING

DAVE ZARO

(925) 229-5683 (#712451)

TERMITE TREATMENT

LEADING EDGE PEST MANAGEMENT INC.

(925) 689-2222 or (800) 471-5555 PR # 6202

This company specializes in "localized" treatments for drywood termites and beetles. Leading Edge has demonstrated that they can eradicate these pests on 80% of the properties without resorting to fumigation. This means lower costs and/or lower guarantees.

If a localized treatment is not practical for a given property, they can also coordinate a full fumigation. wood destroying pest treatments.