

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
12747	El Camino Bodega	Sebastopol	95472-8238	01/29/2018	1 of 12
					
		North Bay	East Bay	<b>800-351-2488</b>	
		South Bay	Peninsula	Termite@hitmenpest.com	
"Serving the Bay Area since 1978"					
Firm Registration No.: <b>PR 1342</b>		Report No.: <b>116822</b>		Escrow No.:	
Ordered by: Pacific Union Mary Haufler 460 Mission Boulevard Santa Rosa, CA 95409 PH 707-328-3868		Property Owner and/or Party of Interest: C/O Mary Haufler		Report sent to:	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
General Description: Two story commercial building, vacant				Inspection Tag Posted: Attic	
				Other Tags Posted: None noted	
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"/>					
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.					

See Diagram on Page 2

Inspected By: Michael A Hardison License No.: FR 18207 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)



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## **IMPORTANT INFORMATION REGARDING THIS INSPECTION**

A wood destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and Regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

The structural Pest Control Act requires inspection of only those areas; which are visible and accessible at the time of the inspection. Some areas of the structure are not accessible for inspection, such as; interior of walls, concealed framing on slab floors, spaces between floors, areas concealed by carpeting, insulation, personal storage items, appliances, cabinets, and areas inaccessible due to low clearance or water, etc. Additionally, exterior areas such as roof and second-story siding and/or trim are not accessible for physical inspection. Infestations or infections may be active in these areas without visible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture, or appliances are not moved and windows are not opened during a routine inspection.

**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 State Contractor's State License Board.**

**This company does not certify or guarantee against any leaking, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seeping, roof, or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation, or any other adverse condition which may exist in inaccessible areas or may become visibly evident in such areas after this date. Upon request, further inspection of these areas would be performed at an additional charge.**

**In the event damage or infestation described herein is later found to extend further than anticipated or into previously inaccessible areas, our bid will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.**

**Wallpaper, stain, or interior/exterior finish painting is excluded from our Work Authorization Contract unless specifically included. New wood exposed to the weather will be prime painted only. Owner is responsible for painting and otherwise sealing exterior surfaces in a timely manner as needed to prevent damage.**

**If requested by the person ordering this report, a reinspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every reinspection fee amount shall not exceed the original inspection fee.**

All pesticides and fungicides must be applied by a State certified applicator (Sec. 8550 and 8555 Business and Professions Code Division 3) and in accordance with the manufacturer's label requirements. The Hitmen Termite & Pest Control, Inc. will not inspect or certify any chemical applications performed by a non-licensed person or company (Sec. 8552 Business and Professions Code Division 3).

A REINSPECTION OF SPECIFIC ITEMS ON THE REPORT CAN BE DONE AT AN ADDITIONAL COST PER TRIP AND MUST BE PERFORMED WITHIN FOUR (4) MONTHS OF THE ORIGINAL REPORT. IF REPAIRS ARE TO BE COMPLETED BY OTHERS, THIS COMPANY SHOULD BE CONTACTED BEFORE THE WORK IS STARTED AND ALL AREAS TO BE REINSPECTED SHOULD BE LEFT OPEN WHERE PRACTICAL, FOR INSPECTION. ALL SECTION 1 ITEMS MUST BE COMPLETED IF A CERTIFICATION IS TO BE ISSUED BY THIS COMPANY. CERTIFICATION ONLY CERTIFIES THE ABSENCE OF INFESTATION AND INFECTION IN THE VISIBLE AND ACCESSIBLE AREAS ON THE DATE OF THE INSPECTION. WE RECOMMEND THAT ALL SECTION 1, SECTION 2, AND FURTHER INSPECTION ITEMS BE COMPLETED, AS THIS COMPANY IS NOT RESPONSIBLE FOR ADVERSE CONDITIONS WHICH MAY OCCUR, SUCH AS MOLD, FUNGUS INFESTATION OR STRUCTURAL DAMAGE. IF ANY REPORTED CONDITIONS ARE NOT CORRECTED, WE ARE NOT RESPONSIBLE FOR THE UNDETECTED PRESENCE OF MOLD, FUNGUS, OR INFESTATION IF FURTHER INSPECTION RECOMMENDED ITEMS ARE NOT PERFORMED. WE DO NOT GUARANTEE WORK PERFORMED BY OTHERS, NOR WILL WE ASSUME RESPONSIBILITY FOR INFESTATION OR INFECTION THAT MAY HAVE BEEN COVERED DURING THE COURSE OF REPAIR BY OTHERS. ACCEPTANCE OF REPAIRS COMPLETED BY OTHERS IS

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## THE RESPONSIBILITY OF THOSE RECEIVING THE SERVICES.

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 the right to seek a second opinion from another company.

We have inspected for wood destroying fungi and conditions conducive to these fungi. We are not qualified to evaluate these fungi for any potential health effects. Fungi/mold types can be identified through lab sample analysis. If you desire information about the specific type or potential health effects of fungi/mold in this structure, you should contact a qualified specialist in that field prior to close of escrow.

WARNING: Repairs by this company to residences built before 1978 may disturb materials containing lead. Lead is a material known to the State of California to cause cancer and birth defects or other reproductive harm. This notice is provided in compliances with California's Proposition 65. For further information, contact your health care provider or an industrial hygienist. A licensed pest control inspector is not an expert in lead, lead-based paint, or exposure to lead. This report is not intended to identify the presence or absence of lead-based paint in the building inspected. Whether lead-based paint is present can be determined only by a certified lead inspector. For a list of certified lead inspectors, call the California Department of Health Services Lead-Related Construction Information Line at 800-597-5323 or 510-869-3953.

## 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 Pesticide Regulation 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 the application you experience symptoms similar to common seasonal illness comparable to the flu or other symptoms including, headaches, dizziness, nausea, diarrhea, tearing, coughing, nose or throat irritation, allergic type reactions, or develop shortness of breath, double vision, unusual drowsiness, weakness, or tremors, you should contact your physician or poison control center and your pest control operator immediately.

## FOR FURTHER INFORMATION, CONTACT ANY OF THE FOLLOWING:

HITMEN TERMITE AND PEST CONTROL INC., (800) 351-2488

POISON CONTROL CENTER: (800) 523-2222

STRUCTURAL PEST CONTROL BOARD: (916) 561-8700

HEALTH DEPARTMENT: Alameda County (510) 267-8000, Contra Costa County (925) 313-6710, Lake County (707) 263-8929, Marin County (415) 499-3696, Mendocino County (707) 472-2333, Napa County (707) 253-6052, Sacramento County (916) 875-6091, San Francisco County (415) 554-2500, San Joaquin County (209) 468-3411, San Mateo County (650) 749-6366, Santa Clara County (408) 792-5040, Solano County (800) 400-6001, Sonoma County (707) 576-4700, Yuba County (530) 749-6366.

AGRICULTURAL COMMISSIONERS: Alameda County (510) 670-5250, Contra Costa County (925) 646-5250, Lake County (707) 263-0217, Marin County (415) 437-6700, Mendocino County (707) 463-4208, Napa County (707) 253-4357, Sacramento County (916) 875-6603, San Francisco County (415) 252-3830, San Joaquin County (209) 953-6000, San Mateo County (650) 363-4700, Santa Clara County (408) 918-4601, Solano County (707) 784-1310, Sonoma County (707) 565-3850, Yuba County (530) 749-5400.

Written inquiries regarding licensing of applicators or use of appropriate chemicals should be directed to: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815-3831.

**This is a separated report, defined as "SECTION 1/ SECTION 2", conditions evident on the date of the inspection. SECTION 1 Items are visible evidence of active infestation, infection, or conditions that have resulted in or from infestation or infection. SECTION 2 Items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. FURTHER INSPECTION Items are 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.**

ANY PHOTOGRAPHS INCLUDED IN THIS REPORT ARE A REPRESENTATIVE SAMPLE OF CONDITIONS AND ARE FOR REFERENCE ONLY. INCLUDED PHOTOGRAPHS DO NOT COMPLETELY REFLECT OR ILLUSTRATE ALL CONDITIONS AND LOCATIONS THAT ARE PRESENT ON THIS PROPERTY.

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## 1. EXTERIOR:

Item 1A **FINDING:** Exterior soil grades slope towards the building which may allow for moisture intrusion during inclement weather.

**RECOMMENDATION:** Building owner is advised to divert exterior drainage away from this structure and to maintain periodic inspections for any adverse conditions.

\*\*\*\*\* This is a Section II Item \*\*\*\*\*



Item 1B **FINDING:** Fungus damages were noted to exterior siding and trim in various areas of the carport.

**RECOMMENDATION:** Repair or replace fungus damaged wood members with new materials to match existing as close as practical. This firm will prime paint only wood members replaced.

NOTE: COST GIVEN IS APPROXIMATE AND SUBJECT TO ORDERING AND MILLING FEES.

NOTE: IF ADDITIONAL DAMAGES AND/OR INFESTATIONS ARE FOUND IN PREVIOUSLY INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT WILL BE ISSUED WITH FINDINGS, DIRECTION OF REPAIRS, AND ADDITIONAL COST FACTORS.

\*\*\*\*\* This is a Section I Item \*\*\*\*\*

Item 1C **FINDING:** Exterior siding extends below concrete and/or soil grades. This type of condition may allow the undetected intrusion of wood-destroying pests and organisms. Metal flashing was noted to have been installed by others. This company extends no warranties on quality of work or materials used for repairs performed by others. Any further statements concerning these repairs should come from those who performed the work.

**RECOMMENDATION:** Periodic observation is advised.

\*\*\*\*\* This is a Section II Item \*\*\*\*\*

Item 1D **FINDING:** Landscaping was noted to be in contact with the privacy fence. Fungus damage was noted to exterior siding.

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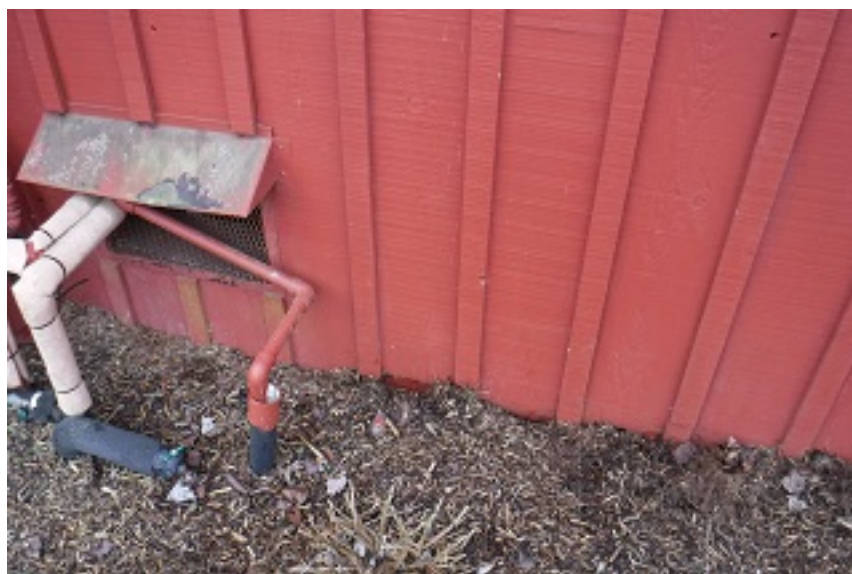
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**RECOMMENDATION:** Remove landscaping away from privacy fence. Repair or replace fungus damaged wood members with new materials to match existing as close as practical. This firm will prime paint only wood members replaced.

NOTE: COST GIVEN IS APPROXIMATE AND SUBJECT TO ORDERING AND MILLING FEES.

NOTE: IF ADDITIONAL DAMAGES AND/OR INFESTATIONS ARE FOUND IN PREVIOUSLY INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT WILL BE ISSUED WITH FINDINGS, DIRECTION OF REPAIRS, AND ADDITIONAL COST FACTORS.

\*\*\*\*\* This is a Section I Item \*\*\*\*\*



Item 1E **FINDING:** Landscaping was noted adjacent siding and trim of building and has caused fungus damages.

**RECOMMENDATION:** Remove landscaping away from siding and trim. Repair or replace fungus damaged wood members with new materials to match existing as close as practical. This firm will prime paint only wood members replaced.

NOTE: COST GIVEN IS APPROXIMATE AND SUBJECT TO ORDERING AND MILLING FEES.

NOTE: IF ADDITIONAL DAMAGES AND/OR INFESTATIONS ARE FOUND IN PREVIOUSLY INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT WILL BE ISSUED WITH FINDINGS, DIRECTION OF REPAIRS, AND ADDITIONAL COST FACTORS.

\*\*\*\*\* This is a Section I Item \*\*\*\*\*

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Item 1F **FINDING:** Fungus damages were noted to exterior siding and trim.

**RECOMMENDATION:** Repair or replace fungus damaged wood members with new materials to match existing as close as practical. This firm will prime paint only wood members replaced.

NOTE: COST GIVEN IS APPROXIMATE AND SUBJECT TO ORDERING AND MILLING FEES.

NOTE: IF ADDITIONAL DAMAGES AND/OR INFESTATIONS ARE FOUND IN PREVIOUSLY INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT WILL BE ISSUED WITH FINDINGS, DIRECTION OF REPAIRS, AND ADDITIONAL COST FACTORS.

\*\*\*\*\* This is a Section I Item \*\*\*\*\*



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Item 1G **FINDING:** Fungus and fungus damages were noted to storage room door jambs and/or trim.

**RECOMMENDATION:** Remove and replace fungus damaged wood members with new materials matching existing materials as close as practical. Prime paint only.

\*\*\*\*\* This is a Section I Item \*\*\*\*\*

Item 1H **FINDING:** Portions of the perimeter roof eaves were noted to be soffit and sealed which limits inspection to exposed surfaces only. No adverse conditions were noted to exposed surfaces at this time.

**RECOMMENDATION:** If interested parties desire or require further information regarding these areas we recommend they contact the appropriate trades for a complete survey and evaluation.

\*\*\*\*\* Information Item \*\*\*\*\*



Item 1I **FINDING:** Fungus damage was noted to exposed beams of the pergola.

**RECOMMENDATION:** Trim and remove fungus damage in a uniform manner. No painting or staining is included.

\*\*\*\*\* This is a Section I Item \*\*\*\*\*

Item 1J **FINDING:** Moss growth was noted to roof surfaces.

**RECOMMENDATION:** Building owner is advised to contact the appropriate trades for a complete survey and evaluation of the condition of roof coverings and to make any repairs deemed necessary.

\*\*\*\*\* This is a Section II Item \*\*\*\*\*

Item 1K **FINDING:** Exterior siding was noted to be split and cracked in areas.

**RECOMMENDATION:** Building owner is advised to repair and maintain all exterior surfaces well attached, caulked, painted, and/or sealed as needed to prevent moisture intrusion and/or damage.

\*\*\*\*\* This is a Section II Item \*\*\*\*\*



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Item 1L **FINDING:** Landscaping rocks are above siding which limits inspection.

**RECOMMENDATION:** Perform a further inspection once rocks have been removed by others. Issue a supplemental report with findings.

\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*



Item 1M **FINDING:** Carpenter bee and bird damage was noted to barge rafter.

**RECOMMENDATION:** Remove roof coverings as needed to facilitate repairs. Remove and replace fungus damaged wood members with new materials to match existing as close as practical. This firm will prime paint only wood members replaced.

NOTE: REPLACEMENT OF ROOF COVERINGS OR RAIN GUTTERS IS NOT INCLUDED IN THE COST OF THIS REPAIR.

NOTE: IF ADDITIONAL DAMAGES AND/OR INFESTATIONS ARE FOUND IN PREVIOUSLY INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT WILL BE ISSUED WITH FINDINGS, DIRECTION OF REPAIRS, AND ADDITIONAL COST FACTORS.

\*\*\*\*\* This is a Section I Item \*\*\*\*\*

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Item 1N **FINDING:** Fungus damage was noted to the base of support post for the upstairs deck at the approximate area indicated on the diagram.

**RECOMMENDATION:** Remove, replace, or patch fungus damaged wood members with new materials and treat adjacent wood members with Tim-bor (disodium octaborate tetrahydrate) if applicable. This firm will prime paint wood members replaced.

NOTE: IF ADDITIONAL DAMAGES AND/OR INFESTATIONS ARE FOUND IN PREVIOUSLY INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT WILL BE ISSUED WITH FINDINGS, DIRECTION OF REPAIRS, AND ADDITIONAL COST FACTORS.

\*\*\*\*\* This is a Section I Item \*\*\*\*\*

Item 1O **FINDING:** Downspout exits onto post which has caused damages as discussed in Item 1N.

**RECOMMENDATION:** Divert downspout away from these areas to prevent future damage.

\*\*\*\*\* This is a Section I Item \*\*\*\*\*

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Item 1P **FINDING:** Fungus damage was noted to trim below the upstairs sliding glass door at the approximate area indicated on the diagram.

**RECOMMENDATION:** Remove decking and repair or replace fungus damaged wood members with new materials to match existing as close as practical. Prime paint only.

NOTE: IF ADDITIONAL DAMAGES AND/OR INFESTATIONS ARE FOUND IN PREVIOUSLY INACCESSIBLE AREAS, A SUPPLEMENTAL REPORT WILL BE ISSUED WITH FINDINGS, DIRECTION OF REPAIRS, AND ADDITIONAL COST FACTORS.

\*\*\*\*\* This is a Section I Item \*\*\*\*\*

Item 1Q **FINDING:** Second story membrane deck is constructed over wood soffit. Inspection of soffit areas below this deck revealed no moisture, stains, or evidence of leaking at this time.

**RECOMMENDATION:** If interested parties desire or require further information regarding deck membrane we recommend they contact the appropriate trades for survey and evaluation.

\*\*\*\*\* Information Item \*\*\*\*\*

## 2. BATH/SHOWER/FLOOR:

Item 2A **FINDING:** Toilet in the bathroom is loose. Floor covering was noted to be tile which limits inspection.

**RECOMMENDATION:** Building owner is advised to contact the appropriate trades to reset toilet in a secure manner. If any adverse conditions are found during the course of repair, please contact this office for further inspections.

\*\*\*\*\* This is a Section II Item \*\*\*\*\*

Item 2B **FINDING:** Floor coverings in the bathroom and kitchen were noted to be tile which prevents a true and positive survey of the flooring beneath the tile. No adverse conditions or stains were noted to adjacent wood members which would warrant further inspection at this time.

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**RECOMMENDATION:** Building owner is advised to maintain these and all floor coverings well sealed as part of good property maintenance.  
\*\*\*\*\* Information Item \*\*\*\*\*

### 3. INTERIOR:

Item 3A **FINDING:** Cracks were noted to concrete slab. Evidence of moisture was noted in various areas.

**RECOMMENDATION:** Building owner is advised to contact the appropriate trades to evaluate this condition and repair and/or replace as needed.  
\*\*\*\*\* This is a Section II Item \*\*\*\*\*

Item 3B **FINDING:** This portion indicated on the diagram appears to be sleeper-over-slab construction. This type of construction prevents inspection of the framing members beneath flooring areas.

**RECOMMENDATION:** If further inspection of this area is desired or required, cost estimate for the purpose of further inspection will be given upon request to open the floors. Any adverse conditions noted at that time will be outlined in a supplemental report.  
\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

Item 3C **FINDING:** Area below the stairs is inaccessible.

**RECOMMENDATION:** Install proper access opening and perform further inspection to this area as practical. Issue a supplemental report outlining findings and recommendations.  
\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

Item 3D **FINDING:** Moisture intrusion and deterioration was noted to shelving below the upstairs sink.

**RECOMMENDATION:** Replace shelving with new materials.  
\*\*\*\*\* This is a Section II Item \*\*\*\*\*

Item 3E **FINDING:** This portion of the building was noted to be constructed on a concrete slab floor. Closed walls exist. Such type of construction limits survey to visible and accessible areas only. Unless otherwise noted in the body of this report, no active infestations and/or infections were noted to the accessible and visible areas. Periodic inspections are advised.  
\*\*\*\*\* Information Item \*\*\*\*\*

Item 3F **FINDING:** Attic spaces were entered but physical inspection was not performed as insulation and/or low clearance makes physical entry impractical. Visual inspection from attic access reveals no outward adverse conditions which would warrant further inspections or recommendations at this time.  
\*\*\*\*\* Information Item \*\*\*\*\*

**THIS COMPANY CANNOT REINSPECT, CONFIRM, OR CERTIFY CHEMICAL TREATMENTS PERFORMED BY A NON-LICENSED PERSON. ALL CHEMICAL TREATMENTS MUST BE PERFORMED BY A LICENSED CHEMICAL APPLICATOR. PLEASE CONTACT THIS OFFICE FOR COSTS TO PERFORM CHEMICAL TREATMENTS FOR THE CONTROL OF ANY WOOD DESTROYING PESTS OR ORGANISMS DISCUSSED IN THIS REPORT.**