

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. <b>546</b>	Street <b>Aslan Lair Ct</b>	City <b>Santa Rosa</b>	Zip <b>95404-2083</b>	Date of Inspection <b>09/27/2018</b>	Number of Pages <b>1 of 7</b>
----------------------------	--------------------------------	---------------------------	--------------------------	---	----------------------------------

**Stellar Termite Services, Inc.**  
**5225 Winter Creek Road**  
**Santa Rosa, CA 95404**  
 Tel 707-575-7827 Fax  
 Registration #: PR 7241

A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.  
**Report #: 3698**

Ordered by: Sotheby's International Realty Mary Haufler 403 Chinn St Santa Rosa, CA 95404 707-328-3868	Property Owner and/or Party of Interest: Valdis Dauksts & Susan Stone 546 Aslan Lair Ct Santa Rosa, CA 95404-2083	Report sent to: Sotheby's International Realty Mary Haufler 403 Chinn St Santa Rosa, CA 95404 707-328-3868
---	--	---

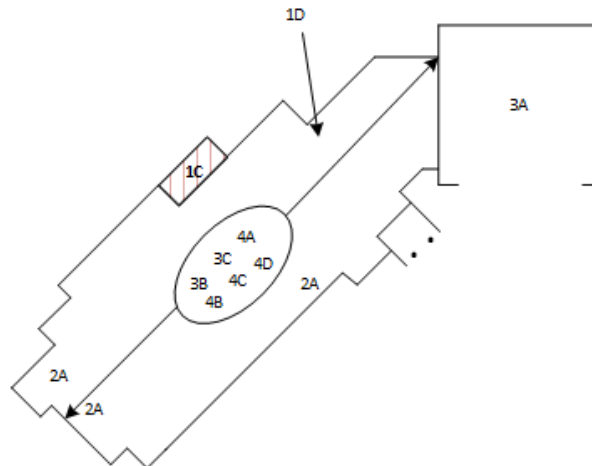
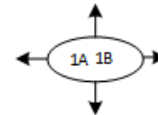
COMPLETE REPORT      
 LIMITED REPORT      
 SUPPLEMENTAL REPORT      
 REINSPECTION REPORT

General Description: One-story single family dwelling, furnished	Inspection Tag Posted: Garage
	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      
 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.



*Michael Cirner*

Inspected By: Michael Cirner License No.: OPR 11798 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)

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
546	Aslan Lair Ct	Santa Rosa	95404-2083	09/27/2018	2 of 7

## General Comments

### 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 infections 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 the 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 its 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. Carpet, furniture, or appliances are not moved and windows are not opened during a routine inspection. The exterior of roof has not been inspected. If you want the water-tightness of the roof determined you should contact a licensed roofing contractor.

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.

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, 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 area 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 paint and otherwise sealing exterior surfaces in a timely manner as needed to prevent damage.

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.

STELLAR TERMITE SERVICES; will not inspect or certify any chemical applications performed by a non-licensed person. (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 WITH 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. NOR ARE WE RESPONSIBLE FOR THE UNDETECTED PRESENCE OF MOLD, FUNGUS, OR INFESTATION IF FURTHER INSPECTION RECOMMENDED ITEMS AREA 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

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
546	Aslan Lair Ct	Santa Rosa	95404-2083	09/27/2018	3 of 7

THE RESPONSIBILITY OF THOSE RECEIVING THE SERVICES.

\*IF AND/OR WHEN A CERTIFICATION IS ISSUED THE FOLLOWING INFORMATION WILL APPLY\*

A CERTIFICATION APPLIES TO THE VISIBLE AND PHYSICALLY ACCESSIBLE AREA OF THE STRUCTURE WHICH WERE INCLUDED IN THIS INSPECTION REPORT. THIS CERTIFICATION SPECIFICALLY DOES NOT COVER AREAS WHICH WERE NOT INSPECTED OR WERE INACCESSIBLE AT THE TIME OF INSPECTION, AND DOES NOT GUARANTEE OR IMPLY IN ANY WAY, THAT THE STRUCTURE WILL BE FREE FROM FUTURE ATTACK OR DAMAGE, OR FROM INFESTATION OR DAMAGE NOW EXISTING IN THE INACCESSIBLE, OR OTHERWISE NOT INSPECTED AREAS, WHICH MAY BECOME VISIBLY ACCESSIBLE AT A FUTURE DATE, OR DURING REMODELING OR REPAIR.

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 samples 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 Food and Agricultural 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 application you experience any headache, dizziness, nausea, tearing, coughing, nose or throat irritation 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.

POISON CONTROL CENTER (800) 523-2222

STRUCTURAL PEST CONTROL BOARD (916) 561-8700

HEALTH DEPARTMENT, Marin County (415) 499-3696, Napa County (707) 253-6052, Sonoma County (707)576-4700

Written inquires 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.

1. EXTERIOR: > THIS SECTION WILL COVER EXTERIOR FINDINGS.
2. BATH/SHOWER/FLOOR: > THIS SECTION WILL COVER BATH/SHOWER/FLOOR FINDINGS.
3. INTERIOR: > THIS SECTION WILL COVER INTERIOR FINDINGS.
4. SUBAREA: > THIS SECTION WILL COVER SUBSTRUCTURE AREA FINDINGS.

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
546	Aslan Lair Ct	Santa Rosa	95404-2083	09/27/2018	4 of 7

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 access to complete the inspection and cannot be defined as Section I or Section II.

## Description of Findings

### SECTION: I SUBAREA

- Finding: 4A Fungus-infected cellulose debris, card board, and/or wood scraps were noted in the subarea.
- Recommendation: Homeowner is advised to contact the appropriate trades to remove and dispose of all wood scraps, card board, and cellulose debris of a size large enough to be raked from the subarea to help deter future infestations.
- Note: THE COST FOR DEBRIS REMOVAL IN THIS ITEM IS APPROXIMATE FIGURE AND IS FOR INFORMATION PURPOSE ONLY. WE ADVISE THE OWNER OR INTERESTED PARTIES TO OBTAIN A FIRM BID FROM A LICENSED CONTRACTOR.
- Price: REFERRED

### SECTION: II EXTERIOR

- Finding: 1A Stellar Termite Services does not perform inspections to roof coverings and gutters. No guarantees or warranties are extended to areas not inspected by this firm. Note: Any further information/statements concerning roof/gutters should come from the home inspection and/or roof inspection reports performed on this dwelling. \*\*\*\*\*INFORMATION ITEM\*\*\*\*\*
- Recommendation:
- Price: REFERRED
- Finding: 1B Weathering was noted to exterior surfaces in various areas around this dwelling. Vegetation was also noted to be in contact with dwelling.
- Recommendation: Homeowner is advised to maintain exterior surfaces well painted and/or sealed as needed to prevent moisture intrusion. Homeowner is further advised to cut back any vegetation in contact with dwelling as part of good property maintenance.
- Price: REFERRED
- Finding: 1C Rear deck was noted to have been recently sealed/stained. Our company assumes no responsibility or liability for latent defects that may have been covered and/or may appear after paint has seasoned. \*\*\*\*INFORMATION ITEM\*\*\*\*
- Recommendation:
- Price: REFERRED
- Finding: 1D Possible attic/eave opening as indicated on the diagram. This area may allow animals and/or rodents to enter the attic or nest under the eave.
- Recommendation: Homeowner is advised to contact the appropriate trades to perform any repairs and/or modifications deemed necessary to correct this condition.
- Price: REFERRED

### BATH/SOWER/FLOOR

- Finding: 2A Stall shower pans in the all bathrooms were water tested in the State prescribed manner with no evidence of leaks noted at this time.

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
546	Aslan Lair Ct	Santa Rosa	95404-2083	09/27/2018	5 of 7

Recommendation: Homeowner is advised to maintain shower grouting in a well sealed manner to avoid future leaks.  
Price: REFERRED

## INTERIOR

Finding: 3A This garage was noted to be constructed on a concrete slab floor with sealed walls. This limits inspection to accessible areas only. Portions of the interior walls were blocked by personal storage articles and/or cabinets. Unless discussed in the body of this report, no adverse conditions were noted to accessible areas which would warrant further inspection at this time. If any adverse conditions are noted during the course of the storage and/or cabinet removal, please contact this office for a further inspection and recommendations.  
\*\*\*\*\*INFORMATION ITEM\*\*\*\*\*

Recommendation:  
Price: REFERRED

Finding: 3B Personal storage, furniture, floor coverings, and/or window coverings throughout dwelling interior limits inspection to visible areas only. If any adverse conditions are noted during the course of storage, furniture, floor coverings, and window coverings removal and/or relocation, please contact this office for further inspections and recommendations. No guarantees or warranties are extended to areas not physically inspected by this firm.  
\*\*\*\*\*INFORMATION ITEM\*\*\*\*\*

Recommendation:  
Price: REFERRED

Finding: 3C Attic space was 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\*\*\*\*\*

Recommendation:  
Price: REFERRED

## SUBAREA

Finding: 4B The substructure of this dwelling was noted to be lacking adequate ventilation. Condensation and/or restricted airflow has resulted from this condition. Construction details make installation of additional perimeter foundation ventilators impractical.

Recommendation: Contact Stellar Termite Services to install a polyethylene moisture barrier to cover approximately ninety percent (90%) of the subarea soil to aid in moisture control. NOTE: HOMEOWNER IS ADVISED TO HAVE THE SUBAREA INSPECTED IN APPROXIMATELY ONE (1) YEAR TO DETERMINE THE FULL EFFECTIVENESS OF THIS MOISTURE CONTROL MEASURE.

Price: \$1,675.00

Finding: 4C Subarea soil was noted to be dry to damp at the time of this inspection. There are indications that standing water may exist in the substructure during inclement weather and/or the rainy season.

Recommendation: Homeowner is advised to perform periodic inspections of the subarea. Homeowner is further advised to divert exterior drainage away from dwelling perimeter to minimize moisture penetration to the substructure.

Price: REFERRED

Finding: 4D Subfloor/rim-joist, mud-sill, and/or other wood members were noted to be covered with insulation which limits inspection to exposed wood surfaces only. No adverse conditions were noted to accessible areas which would warrant further inspection at this time. No guarantees or warranties are extended to areas not physically inspected by this firm.

Recommendation: Periodic observation is advised.  
Price: REFERRED

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
546	Aslan Lair Ct	Santa Rosa	95404-2083	09/27/2018	6 of 7

---

**Section I Total:           \$0.00**  
**Section II Total:       \$1,675.00**

---

**Grand Total:           \$1,675.00**

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
546	Aslan Lair Ct	Santa Rosa	95404-2083	09/27/2018	7 of 7

## **Disclaimer**

\*IF AND/OR WHEN A CERTIFICATION IS ISSUED THE FOLLOWING INFORMATION WILL APPLY\*

A CERTIFICATION APPLIES TO THE VISIBLE AND PHYSICALLY ACCESSIBLE AREAS OF THE STRUCTURE WHICH WERE INCLUDED IN THIS INSPECTION REPORT. THIS CERTIFICATION SPECIFICALLY DOES NOT COVER AREAS WHICH WERE NOT INSPECTED OR WERE INACCESSIBLE AT THE TIME OF INSPECTION, AND DOES NOT GUARANTEE OR IMPLY IN ANY WAY, THAT THE STRUCTURE WILL BE FREE FROM FUTURE ATTACK OR DAMAGE, OR FROM INFESTATION OR DAMAGE NOW EXISTING IN THE INACCESSIBLE, OR OTHERWISE NOT INSPECTED AREAS, WHICH MAY BECOME VISIBLY ACCESSIBLE AT A FUTURE DATE, OR DURING REMODELING OR REPAIR.

### **\*\*\*CHEMICAL TREATMENTS\*\*\***

THIS COMPANY CANNOT REINSPECT, CONFIRM, OR CERTIFY CHEMICAL TREATMENTS PERFORMED BY A NON-LICENSED PERSON. IF INTERESTED PARTIES REQUIRE A CLEARANCE/CERTIFICATION OF THIS PROPERTY, PLEASE CONTACT OUR OFFICE TO PERFORM CHEMICAL TREATMENTS FOR THE CONTROL OF ANY WOOD DESTROYING PESTS OR ORGANISMS DISCUSSED IN THIS REPORT.

### **\*\*\*GUARANTEE\*\*\***

UNLESS THE GUARANTEE/WARRANTY HAVE BEEN STATED DIFFERENTLY IN THE RECOMMENDATIONS OF THIS REPORT, CHEMICAL TREATMENTS PERFORMED BY THIS COMPANY TO CONTROL SUBTERRANEAN TERMITES ARE GUARANTEED FOR A PERIOD OF TWO (2) YEARS FROM DATE OF COMPLETION. LOCAL CHEMICAL TREATMENTS FOR DRYWOOD TERMITES, SUBTERRANEAN TERMITES AND/OR WOOD BORING BEETLES ARE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF COMPLETION. CHEMICAL TREATMENTS TO CONTROL FUNGUS GROWTH ARE GUARANTEED FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF COMPLETION. FUMIGATION IS GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION.

IF REPAIRERS, REMODELING AND/OR RECONSTRUCTION HAVE DISTURBED ANY SOIL TREATED AREAS, GUARANTEE WILL BE NULLIFIED.

IF NOT SPECIFIED IN THIS REPORT LOCAL TREATMENTS AND/OR SECONDARY TREATMENT RECOMMENDATIONS ARE SUBSTANDARD AND ARE NOT GUARANTEED BY THIS COMPANY.

### **\*\*\* SECTION I STRUCTURE REPAIRS & PRICING\*\*\***

STELLAR TERMITE SERVICES IS NOT IN THE BUSINESS TO PERFORM STRUCTURAL REPAIRS. DUE TO SCOPE AND/OR STRUCTURAL DETAILS OF REPAIR WORK, POSSIBLE DAMAGES IN CONCEALED AREAS, AND REQUIREMENTS OF LOCAL BUILDING CODES, FIRM COST ESTIMATES CANNOT BE GIVEN BY THIS COMPANY. THE COST FOR REPAIRS IN THIS REPORT ARE APPROXIMATE FIGURES AND ARE FOR INFORMATION PURPOSE ONLY. WE ADVISE THE OWNER OR INTERESTED PARTIES TO OBTAIN A FIRM BID FROM A LICENSED GENERAL CONTRACTOR AS PRICES ARE LIKELY TO VARY. \*NOTE: PRICE BELOW MAY INCLUDE OTHER SECTION 1 REPAIR ITEMS DISCUSSED IN THIS REPORT. \*NOTE: (IF INTERESTED PARTIES ARE NEGOTIATING ITEMS IN THIS REPORT THEY SHOULD GET A CONTRACTOR TO GIVE A TRUE COST TO REPAIR. THE REPORT SHOULD REALLY BE USED AS A FINDINGS REPORT AND NOT THE ONLY NEGOTIATING TOOL.

THANK YOU FOR ALLOWING STELLAR TERMITE SERVICES TO BE OF SERVICE. IF THERE ARE ANY QUESTIONS, PLEASE CONTACT OUR OFFICE.