



1136 Saranap Ave., Suite P
Walnut Creek, CA 94595
(800) 466-2466

Visit us at: www.teamNBI.com

TERMITE REPORT

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	No. of Pages
1540	Hillgrade Avenue	Alamo	94507	2/25/2010	8



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Ordered by: Alyssa Duggan The Duggan Group 231 Market Place #224 San Ramon, CA 94583	Property Owner and/or Party of Interest: Richard Couch & Debbie Kanner	Report sent to: Alyssa Duggan The Duggan Group 231 Market Place #224 San Ramon, CA 94583
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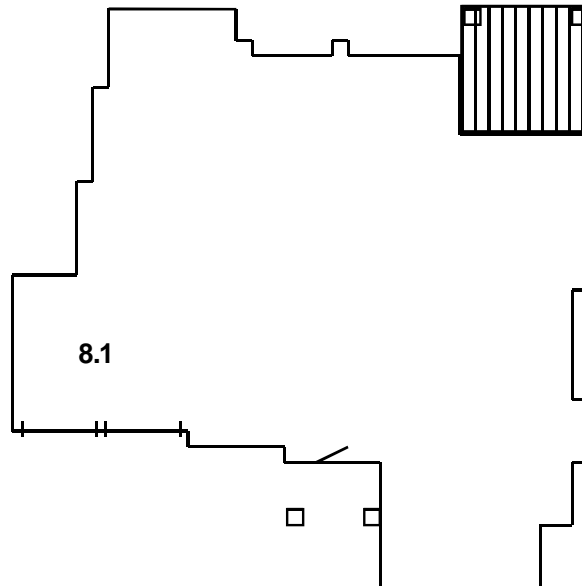
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: <p style="text-align: center;">** Single Family Residence</p>	Inspection Tag Posted: Garage
Order Number: ** 01-53692	Other Tags Posted: Lafayette Termite 4/7 & NBI 10/07

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.



Inspected by: Robert Swickard

License No: OPR 11751

Signatures:

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

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, 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 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. NATIONAL BUILDING INSPECTORS 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 and SECTION II categories to assist in proper report interpretation. Recommendations for SECTION I items include both the repairs needed and what is required to correct the cause of the infestation or infection.

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.

A very few comments 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 by a contractor; we recommend having all damage removed prior to our site visit and before closing up the area. Please schedule reinspections through our office.

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 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: NATIONAL BUILDING INSPECTORS 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.

FINDINGS

"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.

"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."

1. Substructure

1.1 The building is constructed on concrete slab flooring and does not have a crawl space. The area under this slab cannot be inspected. Infestation can emanate from under the slab to areas not visible at the time of inspection. We recommend that the slab area be routinely monitored for evidence of infestation.

2. Showers

2.1 The shower stalls at first floor are constructed on concrete slab flooring and the shower stalls at the second floor are situated over a finished ceiling, which makes it unrealistic to perform a water test at the shower pans or inspect the enclosed framing. Although no staining was visually noticeable, no statement can be made regarding the enclosed framing.

3. Foundations

3.1 The top of the foundation is above or separated from the soil level in all locations.

4. Porches and Steps

4.1 The porches and steps were found to be free of wood destroying organisms and pests.

5. Ventilation

5.1 A substructure ventilation comment is not applicable due to the slab construction.

6. Abutments

6.1 No abutments were associated with this property.

7. Attic Spaces

7.1 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.

8. Garage

8.1 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 also prevent a complete inspection of the perimeter walls. Further inspection is recommended after these articles are removed.

9. Decks and Patios

9.1 The patio appears to be free and clear of any active infestation or infection.

9.2 There are no decks associated with this property.

10. Other – Interior

10.1 The structure 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.

10.2 All water fixtures in the home were water-tested and do not leak. No floors in the kitchen, baths, or any other areas exhibit signs of water leakage or damage. The remaining visible interior area was also free of all wood-destroying organisms and pests.

11. Other – Exterior

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.

11.1 The exterior appears to be free and clear of any active infestation or infection.

11.2 "SECTION II" Masonry veneer at the front of the home extends below soil level, which prevents a visual inspection of the foundation. No damage was noted (other than what may have been previously mentioned); however this condition presents a potential hidden passage for termite infestation through the void between the masonry siding and foundation. The homeowner may wish to consider a future termiticide treatment applied alongside the foundation wall as an added precautionary measure. (NOTE: Only the property owner or a licensed pest control operator may apply this chemical. The person performing this work may wish to call our office for possible alternatives)

11.3 "SECTION II" Some of the exterior wood trims and roof rafters are weathered. No infections or infestations were detected.

RECOMMENDATION: We advise the homeowner to keep all exterior wood well sealed and painted to avoid future deterioration.

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS INSPECTED IN ACCORDANCE WITH THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS ADOPTED PURSUANT THERETO, AND IS FREE OF EVIDENCE OF ACTIVE INFESTATION OR INFECTION IN THE VISIBLE AND ACCESSIBLE AREAS.

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		
Price Range		
Item	Low	High

Section II		
Price Range		
Item	Low	High
11.2 Other Trades		
11.3 Other Trades		

Further Inspection	
Item	

	7.1
	8.1

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 craftsman 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

Central & East Contra Costa Counties

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

S.D. NANCE CONSTRUCTION INC.

(925) 788-5179 **STEVE NANCE** (#B779810)

Remodels Baths/Kitchens and dry-rot repairs

WILSON CONSTRUCTION CO.

(925) 254-1884 **LARRY WILSON** (#366563)

(925) 818-1550 - Cell

D BEST & SONS

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

CONSTRUCTION SERVICES

(925) 743-9965 **DERMIT DROHAN** (#600164)

DANVILLE KITCHENS AND BATHS

(925) 820-2724 **DEAN HUBER** (#770455)

SAMUEL CONSTRUCTION

(925) 689-0933 samuelscon@home.com (#652185)

HOMESTEAD REMODELING

(925) 847-3042 **STEVE PRIBBLE** (#609011)

WINDHURST CONSTRUCTION

(925) 937-7030 **LOUIS WINDHURST** (#876709)

(925) 330-2102 cell

SIDING, GUTTERS, WINDOWS & DOORS

AMERICAN HOME RENEWAL

(800) 747-0272 #740587

ASBESTOS INSPECTION & MOLD TESTING

FORENSIC ANALYTICAL (510) 887-8828

SHERLOCK HEALTHY HOMES (800) 590-6653

SEWER LATERAL INSPECTION

PIPECAM, INC.

(925) 371-7500

ROOFERS

YORKSHIRE ROOFING

(925) 606-6700

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.

CHIMNEY SWEEP

RUSSO'S CHIMNEY SWEEP

(925) 673-0546 **SAL RUSSO**

FOUNDATION & SEISMIC REPAIR

ALAMEDA STRUCTURAL

(510) 523-1610 (#606483)

BAY AREA STRUCTURAL INC.

(510) 547-8250 (#422931)

STRUCTURAL/CIVIL ENGINEERS & CONSULTING FIRMS

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

ARCHITECT

NEAL A. PANN, Architect www.naparchitect.com

(925) 216-8422 nealp@naparchitect.com

TERMITE TREATMENT

LEADING EDGE PEST MANAGEMENT

(925) 689-2222 or (800) 471-5555 PR # 5148

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.

Leading Edge is also one of the best subterranean termite treatment companies in California. This company is truly a "one-stop-shopping" company for all your wood destroying pest treatments.