

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

#: 77756

BUILDING NO. 783-805	STREET THE SHORELINE	CITY WATSONVILLE	ZIP 95076	Date of Inspection 05/18/2021	NUMBER OF PAGES 1 of 7
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O2 TERMITE INC PR6286/OPR11596
PO Box 1149, Soquel, CA 95073
831-359-4627



o2termite.com ~ o2termite@gmail.com
VETERAN OWNED COMPANY

Ordered by:
KING MANAGEMENT

Property Owner and/or Party of Interest
SAND DOLLAR BEACH
TOWNHOUSES

Report sent to:
KING MANAGEMENT

COMPLETE REPORT ☐ LIMITED REPORT ☒ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

GENERAL DESCRIPTION:

This is a multi-level, stucco and wood sided, multi-unit residences. They have attached carports and have tiled and composition roof covering coverings.

Inspection Tag Posted:

Storage Shed

Other Tags Posted:

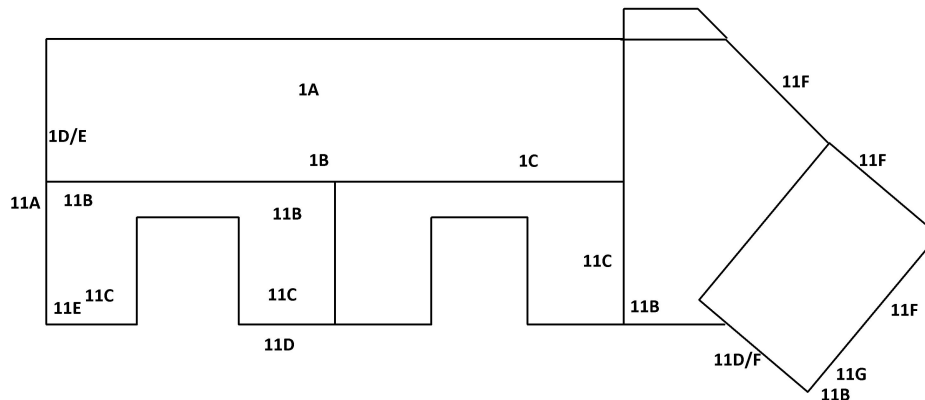
None

An inspection has been made of the structure(s) on the diagram in accordance with the 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: 1 = Substructure 2 = Stall Shower 3 = Foundation 4 = Porches 5 = Vents 6 = Abutments 7 = Attic 8 = Garage 9 = Patio 10 = Interior 11 = Exterior



Inspected By ROBERT J. OWENS JR. License No. OPR 11596 Signature Robert J. Owens Jr.

You are entitled to obtain copies of all reports and completion notices on this property report to the Structural Pest Control Board during the proceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 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. (form t1b - 3.15.08) 43M-41 (Rev. 10/01)

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NOTES, CAUTIONS AND DISCLAIMERS AREA

The pest control industry recognizes a structure to have certain areas both inaccessible and not inspected. These areas include but are not limited to: Inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; the crawl space underneath a deck less than 12"; covered ceilings; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing lumber, masonry, or finished work; areas underneath, behind or below appliances or beneath floor coverings or furnishings or storage, locked areas, and areas requiring an extension ladder; areas where encumbrances, storage, conditions, or locks make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestations to enter. Infestations may be concealed by plaster, sheetrock or other wall coverings so that a diligent inspection may not uncover the true condition. The roof was not inspected due to lack of accessibility, qualification and licensing. These areas are not practical to inspect because of health hazards, damage, obstruction or inconvenience and unless specified or described in this wood destroying pests and organisms inspection report. This company shall exercise due care during inspections and treatments but assumes no liability for any damage to tiles, slates, shingles or other roofing materials, including patio covers, aluminum awnings, solar heating, plants, shrubbery or paint during any type of treatment.

In the performance of corrective measures, it may be necessary to drill into concealed areas and/or to cut or remove plants. The termite exterminator will not be liable for plumbing, heating, electrical, gas lines and equipment in or under a slab, nor to plants which may be damaged during treatments and/or repairs.
Guarantee policy:

This guarantee excludes structures with sub slab heating\air conditioning systems, plenum construction with air conditioning and heating duct in use, a well or cistern within fifty feet and areas that are inaccessible for treatment. Additional exclusions include structures with damage to or from excessive moisture, inadequate construction, areas of inaccessibility, deteriorating materials, masonry failure, grade alteration, pipes and conduits beneath concrete slab, furnishings or contents, etc. No guarantee will be issued for any work that is a secondary recommendation or work completed by others. Guaranteed for thirty days are any plumbing, grouting, caulking and resetting of commodes, sinks or enclosures. All other work performed by this company shall be guaranteed for the duration of one year.

This wood destroying pests and organisms inspection report does not include work which requires contact with materials containing asbestos. Termite inspectors have no expertise or license in asbestos analysis. Asbestos is a natural occurring mineral fiber used extensively in construction prior to 1978. The owner, employee or contractor must determine the asbestos status prior to the commencement of work on a project. Occupants and employees must be protected from asbestos fiber release. Should asbestos be observed during any construction or demolition, work must stop. The owner shall obtain the services of an asbestos abatement contractor to evaluate the situation, provide the necessary services and certify the area safe before work may resume. Asbestos statement ref: Ab2040, sb2572 and general industry safety order number 5208.

The purpose of this report is to document findings and recommendations which pertain to the absence or presence of wood destroying organisms and or conducive condition[s] at the time of inspection. This report should be read carefully and is not to be confused with a home maintenance survey. The client's cooperation and compliance to correct and or complete the recommendations documented in this report are obligatory. Without a mutual effort this company can not assure effective or satisfactory results.

The owner of this structure has certain obligations regarding maintenance and pertaining to the deterrence of wood destroying organisms. Maintenance procedures include; but are not limited to: Reasonable cleaning, upkeep of roofs, gutters and downspouts; painting and sealing of exposed surfaces; caulking about doors and windows or grouting about commodes, tub and shower enclosures; storing materials one foot away the structure's foundations; providing adequate ventilation, maintaining proper drainage away from structure (including sprinkler systems); keeping soil levels below the top of foundations and prohibiting earth contact with wood components of the structure(s).

Repair estimates provided are fair prices based on the type of work out-lined in the report. Prices may vary between contractors due to material, labor costs and other damage found during the course of repairs. The owner or party in interest should obtain several estimates. We do provide references for any needed repairs.

We do local treatments and soil treatments for Subterranean Termites and we are the Prime Contractor for Fumigations.

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NOTICE: THE CHARGE FOR SERVICE THIS COMPANY SUBCONTRACTS TO ANOTHER PERSON OR ENTITY MAY INCLUDE THE COMPANY'S CHARGES FOR ARRANGING AND ADMINISTERING SUCH SERVICES THAT ARE IN ADDITION TO THE DIRECT COSTS ASSOCIATED WITH PAYING THE SUBCONTRACTOR.

THE ROOF WAS NOT INSPECTED. If roof information is necessary, please contact the appropriate licensed tradesman.

The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (ie. Termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

This company is not responsible for damage found during the course of repairs nor damage in areas that were inaccessible at the time of inspection.

SECTIONED REPORTING: This is a separated report which is defined as section 1 or section 2 conditions evident on the date of this inspection. Section 1 contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection on the date of inspection. Section 2 items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found on the date of inspection. 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 1 or Section 2.

MOLDS, SOMETIMES CALLED MILDEW, ARE NOT WOOD-DESTROYING ORGANISMS AND IS OUTSIDE THE SCOPE OF THIS INSPECTION. BRANCH 3 LICENSEES DO NOT HAVE THE DUTY UNDER THE STRUCTURAL PEST CONTROL ACT AND RELATED REGULATIONS TO CLASSIFY MOLDS. OUR COMPANY DOES NOT TAKE ANY RESPONSIBILITY FOR MOLD-RELATED ISSUES. IF YOU WISH YOUR PROPERTY TO BE INSPECTED FOR MOLD OR MOLD-LIKE CONDITIONS, PLEASE CONTACT A MOLD PROFESSIONAL.

This company does not paint or stain any wood repairs. If repairs are completed by this company, all exposed wood will be primer painted to seal the wood.

This is a wood destroying organism report, not a general pest report ie. rodent activity. If the owner or party in interest requires more information about other pest activity, contact a Branch 2 Pest Control Company for an inspection.

The quoted inspection fee is due at the time of inspection or when the report is delivered or emailed. \$25.00 will be added to the inspection fee if not paid at the time of inspection.

THE OWNER OR OWNERS AGENT AGREES:

Payment for work is due when the invoice is delivered or no later than 10 days after work is completed. If all parties agree to bill escrow, payment is due at the close of escrow. To pay for services rendered and any additional services requested upon completion of work and to pay a late fee/service charge of 1.5% a month interest per month, or portion of any month, annual interest rate of 18% on accounts exceeding the full payment schedule.

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Warranty Information:

This company issues a 1 year warranty for all Chemical Treatments, unless specified in the report. One re-treatment is included in the warranty for Drywood Termites and Carpenter Bees. Additional treatments for Drywood Termites and Carpenter Bees will incur an additional trip charge. Call for details.

The warranty for fumigations is issued by the fumigation sub-contractor. The fumigation warranty is for a failed fumigation, not a new infestation. Fumigation Sub-contractors are : Best Care Fumigation and Gators Inc.

A warranty certificate is issued after the work has been completed. The current fumigation warranties are 3-years for Drywood Termites and 2-years for Wood Boring Beetles.

No warranty is issued or implied for work completed by the homeowner, contractors, or other party's. Contact the party that completed the work for any warranty provided.

1. SUBSTRUCTURE AREA

ITEM NO. 1A (Section 2)

FINDING AND RECOMMENDATION: 1A The subarea soil was dry at the time of the inspection.

If the owner or party in interest requires more information about the site drainage, we recommend contacting the appropriate trade for an evaluation.

ITEM NO. 1B (Section 2)

FINDING AND RECOMMENDATION: 1B There is a lack of ventilation for the subarea.

Contact the appropriate trade to install additional vents.

ITEM NO. 1C (Further Inspection)

FINDING AND RECOMMENDATION: 1C Portions of the subarea were INACCESSIBLE for inspection due to a lack of clearance and/or construction details.

FURTHER INSPECTION is recommended if made accessible.

ITEM NO. 1D (Section 1)

FINDING AND RECOMMENDATION: 1D There is FUNGUS/DRYROT DAMAGE on a portion of the subfloor near the access.

Remove all damage. Install new material if required.

ITEM NO. 1E (Section 1)

FINDING AND RECOMMENDATION: 1E There is FUNGUS/DRYROT DAMAGE on the framing around the access.

Remove all damage. Install new material. Remove and replace stucco as needed. If additional damage is found call to have a supplemental report issued.

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11. EXTERIOR AREA

ITEM NO. 11A

(Section 2)

FINDING AND
RECOMMENDATION: 11A

The stucco extends into the soil at several areas around the structure.

Contact the appropriate trade to cut-back the stucco to eliminate soil contact and possible wood destroying pest intrusion. If any damage is found, contact us to issue a supplemental report.

ITEM NO. 11B

(Section 2)

FINDING AND
RECOMMENDATION: 11B

Some of the siding is on grade.

Contact the appropriate trade to repair and/or keep the area painted and sealed to prevent damage.

ITEM NO. 11C

(Section 1)

FINDING AND
RECOMMENDATION: 11C

There is FUNGUS, TERMITE, and/or DRYROT DAMAGE on the roof sheathing and fascia at units, 783, 789 and 797.

Remove the roof covering as needed. Remove all damage. Install new material.

Repair the roof covering as needed in the repair areas.

ITEM NO. 11D

(Section 1)

FINDING AND
RECOMMENDATION: 11D

There is evidence/infestation of DRYWOOD TERMITES in/on the carport framing and the portions of the interior.

Fumigate the structure with a fumigant VIKANE or ZYTHOR (SULFURYL FLOURIDE) lethal to DRYWOOD TERMITES. See the occupants fumigation notice for further details. The structure must be vacated for 72 hours (3 days) for the fumigation process.

This company is not responsible for delays or schedule changes due to inclement weather or other agencies, nor is it responsible for damage to TILE, METAL or OLD WOOD ROOFS or RUSTED GUTTERS. All due care will be taken with roofing components, plants and landscaping, however the fumigation contractor or this company is not responsible any damage as a result of the fumigation. The owner is responsible for removing bark, gravel, rocks and trimming back plants 6-8 inches from the structure. Refer to the occupant's fumigation notice/preparation sheet (sent separately) for additional information. The Fumigator and/or the Termite Company will have the gas service disconnected for safety reasons. The owner is responsible for making arrangements to have the gas service provider restore the gas service.

Tear Gas (Chloropicrin) will be used as a warning agent.

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(Section 1)

* Drywood Termite fumigations will not kill (eradicate) Subterranean Termites below the soil line or Wood Boring Beetle Eggs or Insect Eggs. Call for further details.

Our vendors can complete the fumigation preparations for an additional fee.

ITEM NO. 11E

(Section 1)

FINDING AND
RECOMMENDATION: 11E

There is evidence of MOISTURE, FUNGUS/DRYROT DAMAGE in the stucco wall.

Contact the appropriate trade to remove stucco and roofing as needed to inspect for the extent of damage. If any damage is found call to have a supplemental report issued.

ITEM NO. 11F

(Section 1)

FINDING AND
RECOMMENDATION: 11F

There is DRYWOOD TERMITE and/or FUNGUS DAMAGE on the roof sheathing and several rafters.

Remove all damage. Install new material. Repair the roof covering as needed in the repair areas.

ITEM NO. 11G

(Section 1)

FINDING AND
RECOMMENDATION: 11G

There is FUNGUS/DRYROT DAMAGE on the siding at several locations.

Remove all damage. Install new material. If additional damage is found in the framing, call to have a supplemental report issued.

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COMMENTS AND OTHER INFORMATION AREA

CALIFORNIA 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 agriculture 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 risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within twenty-four hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact you physician or poison control center at: [(800) 876-4766] and your pest control operator immediately. For additional information contact the county health department; county agricultural department and the Structural Pest Control Board at 800-737-8188.

For further information contact any of the following:

<i>Ph#:</i>	<i>County Health</i>	<i>Ag. Dept.</i>	<i>Poison Control</i>
<i>Monterey Co.</i>	<i>(831) 755-4500</i>	<i>(831) 759-7325</i>	<i>(800) 876-4766</i>
<i>Santa Clara Co.</i>	<i>(408) 918-3400</i>	<i>(408) 918-4600</i>	<i>(800) 876-4766</i>
<i>Santa Cruz Co.</i>	<i>(831) 454-2022</i>	<i>(831) 763-8080</i>	<i>(800) 876-4766</i>
<i>San Benito Co.</i>	<i>(831) 637-5367</i>	<i>(831) 637-5344</i>	<i>(800) 876-4766</i>

LEAD-BASED PAINT NOTIFICATION: Federal Environmental Protection Agency (EPA) regulations require that certain precautions be taken to protect you and your family from any lead-based paint dust which might be disturbed during the course of repairs/work. Any contractor that disturbs painted surfaces in homes, childcare facilities, and schools, built before 1978, must be certified by the EPA and follow specific work practices set forth by the EPA to prevent lead contamination. As an EPA lead safe certified firm we will take all required precautions and exercise lead-safe work practices to minimize and contain any lead dust and debris in compliance with EPA regulations. If you have any questions about the EPA regulations, or if you plan to do any work yourself, you can contact the National Lead Information Center at 1-800-424-5323.

You are required to be given and sign for a Renovate Right pamphlet before the start of any work that will disturb lead-based painted surfaces.

Work Authorization

O2 TERMITE INC.

o2termite@gmail.com

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Section 1

- 1D = Appropriate trades
- 1E = Appropriate trades
- 11C = Appropriate trades
- 11D = Will bid on request
- 11E = Appropriate trades
- 11F = Appropriate trades
- 11G = Appropriate trades

Section 1 Totals

Total using primary recs \$ 0.00

Further Inspection

- 1C = Will bid on request

Further Inspection Totals

Total using primary recs \$ 0.00

Section 2

- 1A = Appropriate trades
- 1B = Appropriate trades
- 11A = Appropriate trades
- 11B = Appropriate trades

Section 2 Totals

Total using primary recs \$ 0.00

(w6b 9-25-08)

Cost of all Primary Recommendations \$

0.00

NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.

1. If FURTHER INSPECTION is recommended, if additional work is required by any government agency, or if additional damage is discovered while performing the repairs, this company reserves the right to increase prices.
2. In the event that legal action is necessary to enforce the terms of this contract, reasonable attorney's fees may be awarded to the prevailing party.
3. This company will use due caution and diligence in their operations but assume no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, Tv. Antennas, solar panels, rain gutters, plant life, or paint.
4. This report is limited to the accessible areas shown on the diagram. Please refer to the report for the areas not inspected.
5. If this contract is to be paid out of escrow impound the buyers and sellers agree to provide this company with all escrow billing information required to collect the amount due. The persons signing this contract are responsible for payment, and if the escrow does not close within 30 days after the date of completion of the work agree to pay in full the amount specified in this work authorization agreement.
6. If this agreement includes a charge for opening an area for FURTHER INSPECTION, it is for opening the area only and does not include making additional repairs, if needed, nor does it include replacing removed or damaged floor coverings, wall coverings, or painted exposed surfaces unless specifically stated.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

Authorized to perform items: _____ Cost of work authorized: \$ _____

OWNER or OWNER's AGENT: _____ DATE: _____ ESCROW: _____