

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

This is an inspection report only -- not a Notice of Completion  
ADDRESS OF PROPERTY INSPECTED

BUILDING NO. 5734	STREET Country Club DR	CITY Oakland	ZIP 945618	COUNTY CODE 01	DATE OF INSPECTION 04/24/02	NUMBER OF PAGES 4
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**DRAPER TERMITE**  
1040 Vine Avenue  
Martinez, CA 94553  
(925) 228-6564

Affix stamp here on Board copy only  
A LICENSED PEST CONTROL OPERATOR IS AN EXPERT IN HIS/HER FIELD. ANY QUESTIONS RELATIVE TO THIS REPORT SHOULD BE REFERRED TO HIM/HER.

REGISTRATION # PR 3738	REPORT # 980095	STAMP #	ESCROW #
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ORDERED BY: Park Place 683 Ironbark Circle Orinda CA 94563  
Henry Gannett

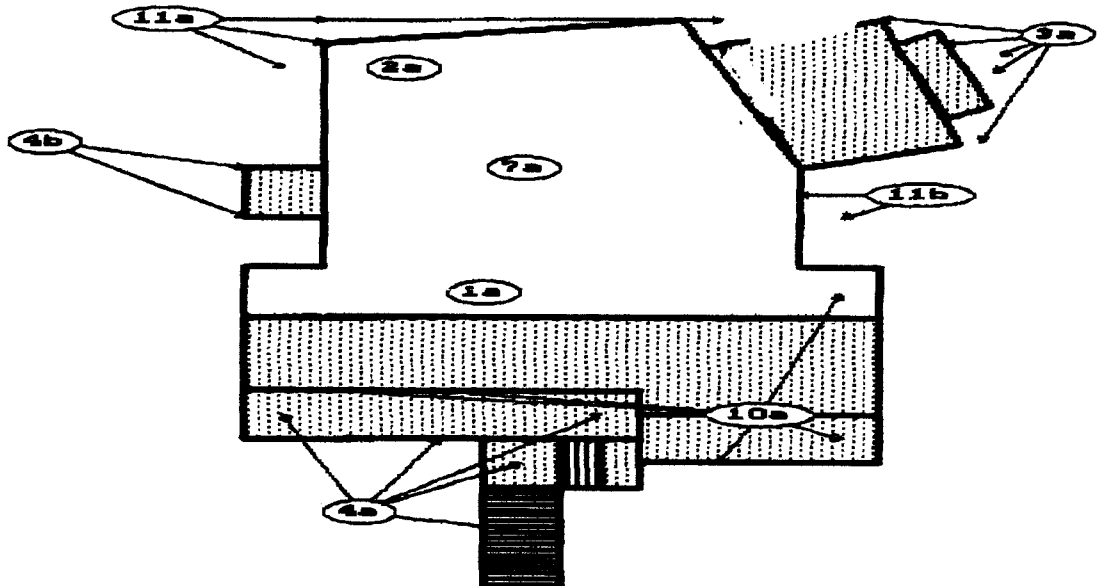
REPORT SENT TO: Park Place 683 Ironbark Circle Orinda CA 94563  
Henry Gannett

PROPERTY OWNER: Walcher 5734 Country Club DR Oakland CA 945618

PARTY IN INTEREST: \_\_\_\_\_

ORIGINAL REPORT <input checked="" type="checkbox"/>	LIMITED REPORT <input type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>	*Original Stamp #	Date
GENERAL DESCRIPTION: <u>One story, framed, residence, occupied, with detached two car garage.</u>					
INSPECTION TAG POSTED: <u>Garage</u>					
OTHER INSPECTION TAGS: <u>None Noted</u>					
1. SUBSTRUCTURE AREA	<u>Dry to wet in spots</u>	<u>See 1A</u>	X	X	
2. STALL SHOWER	<u>See below</u>	<u>See 2A</u>	X	X	
3. FOUNDATIONS	<u>See below</u>	<u>See 3A</u>	X	X	
4. PORCHES -- STEPS	<u>Concrete, Brick over Wood</u>	<u>See 4A, 4B</u>	X	X	
5. VENTILATION	<u>Limited</u>	<u>See Notes</u>	X	X	
6. ABUTMENTS	<u>None noted</u>				
7. ATTIC SPACES	<u>Not inspected</u>	<u>See 7A</u>	X	X	
8. GARAGES	<u>Attached on concrete slab</u>	<u>See Notes</u>	X	X	
9. DECKS -- PATIOS					
10. OTHER -- INTERIOR	<u>See below</u>	<u>See 10A</u>	X	X	
11. OTHER -- EXTERIOR	<u>See below</u>	<u>See 11A, 11B</u>	X	X	

DIAGRAM AND EXPLANATION OF FINDINGS (This report is limited to structure or structures shown on diagram)



Inspected by Jack L. Draper JR License No. OPR 8190 Signature Jack L. Draper JR

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) 263-2533, or (800) 737-8118. 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 a \$2.00 search fee to: The Structural Pest Control Board, 1418 Howe Ave., Ste. 18, Sacramento, California 95825-3204.

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

5734	Country Club DR	Oakland
BLDG. NO.	STREET	CITY
	04/24/2002	980095
STAMP NO.	DATE OF INSPECTION	CO. REPORT NO.

IF A SEPARATED REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION.

SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION 2: SECTION 2 ITEMS AREA CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION, BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION: FURTHER INSPECTION ITEMS ARE DEFINED AS 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.

**SUBSTRUCTURE:**

Item 1A: The subarea soil was found to be dry to wet at time of inspection. There is evidence of periodic standing water in the substructure area. A sub pump is installed in subarea improperly  
RECOMMENDATION: Reinstall sub pump and drain pipe properly

\*\*\*\*\* This is a Section 2 Item \*\*\*\*\*

This structure basement is constructed on a concrete slab floor with sealed interior and exterior walls, making an inspection of the framing impractical. Although there were no evidence of active infection or infestation, Draper Termite can make no representation concerning the inaccessible area unless opening are made for further inspection.

Portion of basement wear inaccessible for inspection due to stored articles and sealed walls. If homeowner desires further representation concerning the inaccessible areas stored articles will have to be removed to gain access for further inspection by Draper Termite.

**STALL SHOWER:**

Item 2A: Water stains were noted to subflooring under master bath tile stall shower and closet floor. Flooring in closet was uneven.  
RECOMMENDATION: Remove part of flooring in this area for further inspect the sealed sub flooring and water test stall shower.  
\*\*\*\*\* Unknown Further Inspection Recommended \*\*\*\*\*

**FOUNDATIONS:**

Item 3A: A faulty grade/earth to wood contact condition and fungus damage to mudseal was noted at these area of the structure.  
RECOMMENDATION: Reduce the grade level remove fungus damage for further inspection and correction of the faulty grade/earth to wood contact condition. Any additional findings will be listed on a supplemental report.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

**ORCHES - STEPS:**

Item 4A: Fungus has damaged the wood framing beneath brick steps and porch as viewed from the subarea.  
RECOMMENDATION: Remove the brick and fungus damaged framing for further inspection. If no further damage is exposed, replace the damaged framing with new material. install new wood siding wood steps and hand rails install concrete porch. install new sheetrock ceiling in basement part that is under porch.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

3rd PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

<u>5734</u>	<u>Country Club DR</u>	<u>Oakland</u>
<u>BLDG. NO.</u>	<u>STREET</u>	<u>CITY</u>
	<u>04/24/2002</u>	<u>980095</u>
<u>STAMP NO.</u>	<u>DATE OF INSPECTION</u>	<u>CO. REPORT NO.</u>

**PORCHES - STEPS:**

Item 4B: Fungus has damaged the framing beneath the concrete steps and porch at left side as viewed from the subarea.

RECOMMENDATION: Remove the concrete steps and porch remove fungus damage framing for further inspection. If no further damage is exposed, replace the damaged framing with new material. install new wood steps and porch.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

**VENTILATION:**

Ventilation was found to be limited in this area of the structure . However no adverse conditions could be detected to warrant further inspection at this time. periodic observation is advised.

**ATTIC:**

Item 7A: NOTE:Attic was not inspected due to the risk of damage to the ceiling. If desired further inspection would be performed upon written authorization with a damage waiver.

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

**GARAGE:**

Portion of garage wear inaccessible for inspection due to stored articles and sealed walls. However no infestios or infestations could be detected at the adjacent areas at this time . If homeowner desires further representation concerning the inaccessible areas stored articles will have to be removed to gain access for further inspection by Draper Termite.

**OTHER - INTERIORS:**

NOTE: THE FLOOR COVERING IS DISCOLORED IN THE BASEMENT DUE TO MOISTURE THIS IS CONSIDERED TO BE A COSMETIC CONDITION DUE TO THE FLOOR IS ON A CONCRETE SLAB CONSTRUCTION.

Item 10A: Waterstains/water and damage were noted to the sheetrock and flooring adjacent to the windows and doors.

RECOMMENDATION: Remove the stained/damaged sheetrock at windows and doors and below area in basment for further inspection.

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

Upon inspection of the interior of this structure no outward evidence of structural pest control problems could be detected in the visible and accessible areas. This structure was occupied at the time of this inspection with a normal of furnishing, articles and built-in cabinets. items were not moved during the course of this inspection .

**OTHER - EXTERIORS:**

Item 11A: The wood soffit at the eaves of the structure is water stained and fungus damage in areas.

RECOMMENDATION: Remove the fungus damage section of the eave soffit for further inspection. If no further damage is exposed, replace with new material. Prime paint only.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

Item 11B: Fungus has damaged the window sashes at the structure.

RECOMMENDATION: Remove the damaged sashes for further inspection. If no further damage is exposed, replace with new sashes. Prime paint only.

\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

4th

PAGE OF STANDARD INSPECTION REPORT ON PROPERTY AT:

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OTHER - EXTERIORS:

NOTE: THE EAVE STRUCTURE IS INACCESSIBLE FOR PHYSICAL INSPECTION DUE TO THE BOXED IN EAVE CONSTRUCTION.

**DRAPER TERMITE**

1040 Vine Avenue  
Martinez, CA 94553  
(925) 228-6564

**WORK AUTHORIZATION CONTRACT**

Address of Property: **5734 Country Club DR Oakland, CA. 945618**  
Inspection Date: **04/24/2002**  
Termite Report #: **980095**  
State Stamp #:  
Title Co. & Escrow #:

SECTION 1		SECTION 2	UNKNOWN FURTHER INSP.		
3A:	\$ 640.00	1A:	\$ 875.00	2A:	\$ 175.00
4A:	\$ 23470.00			7A:	
4B:	\$ 5130.00			10A:	\$ 185.00
11A:	\$ 425.00				
11B:	\$ 780.00				

We Authorize the Following  
Section 1 Items to be Performed.

3A, 4A, 4B, 11A, 11B

We Authorize the Following  
Section 2 Items to be Performed.

1A

We Authorize the Following  
Items for Unknown Further Inspection.

2A, 7A, 10A

Proposed Cost Section 1:	\$30445.00
Proposed Cost Section 2:	\$ 875.00
Proposed Cost Unknown F.I.:	\$ 360.00
Inspection Fee:	
Total:	\$31680.00

**TERMS OF CONTRACT**

- Require that payment is to be made in full to Draper Termite upon demand in full. Upon issuance of Standard Notice of Work Completed and Not Completed. Unless otherwise specified. BY DRAPER TERMITE IN WRITING. A service charge of 1 1/2 percent interest per month will imposed on all overdue accounts balances. 1 1/2 percent per month equals 18 percent per annum on the unpaid balances.
- In the case of non-payment by owner reasonable attorney's fees and or costs of collection shall be paid by owner. Whether suit is filed or not.
- Draper Termite reserves the right to require progress payments from a Escrow Account. At a qualified Title Company or Bank in the state of California.
- Draper Termite is obligated to inspect the structure in area that are accessible and ordinarily subject to attack, by wood destroying pest and organisms. Draper Termite undertakes no responsibility to inspect for or report conditions or defects. Unrelated to wood destroying pest or organisms. As defined by the Structural Pest Control Act state of California.
- Work completed by Draper Termite shall be guaranteed for all labor and material for a period of one year from date of completion. Chemical treats are only guaranteed to areas treated. Plumbing work is guaranteed for 30 days from date of completion. Work completed by others is not guaranteed by Draper Termite.
- Owner and or Agent agrees to hold Draper Termite harmless for any damage which may occur to plants, trees, vines, siding, roofs, carpet, sheetrock, paint, framing, (wiring, plumbing and heating) systems. Or change beyond the control of Draper Termite which may occur during the performance of this work. Any additional damage found while work is being performed will be supplemented by a report as to additional findings and costs. All repairs performed by others must be re-inspected by DRAPER TERMITE COMPANY before a CERTIFICATION will be issued. We do not guarantee work completed by others. This firm does not make statements concerning workmanship.
- A re-inspection of specific items on the report or of any other conditions pertaining to this structure can be done at ADDITIONAL COST PER TRIP. The re-inspection must be done within (4) months of the original inspection.

**NOTICE TO PROPERTY OWNERS :** (Section 7010 of the California Contractors License Law, Business & Professional Code Div. 3, Chap. 9) Provides under the Mechanic's Lien Law any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his 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 the court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer, or supplier remains unpaid. To preserve their right to file a claim or lien against your property, certain claimants such as sub-contractors material suppliers are required to provide you with a document entitled (Preliminary Notice). Prime contract

**I Have Read This Contract And The Termite Report It Refers To.**

**SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.**

**I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.**

APPROVED AND READ BY:

DATE

ACCEPTED FOR:  
DRAPER TERMITE

DATE

INSPECTION REPORT

Customer Ms VIRGINIA TORRE  
 Address 15 BOWLING  
 City OAKLAND  
 Phone 294-7782  
 Date 4/22/02

② of ②

**THE CHELSEA CO.**

FOR ALL YOUR FIREPLACE AND CHIMNEY NEEDS

BONDED & INSURED  
 CONT. LIC. #691812

PAUL GOODACRE  
 (510) 597-0333

STUDY SYSTEM

EXTERIOR :- This is a 1/2 storey masonry chimney venting a wood-burning fireplace through a terra-cotta lined 13" x 18" flue. There is also an 8" sq. utility flue which is only lined for the top 2', which is currently venting the water heater + furnace. The chimney is approx 2' shorter than current codes call for (existing non-combusting condition). The cap is undersize. No seismic nor settling damage was noted; however a large

part of the column below the roof is obscured by vegetation + cannot be seen.

INTERIOR :- The firebox is in good condition, there is a working damper. Smoke-chamber is in adequate condition. Hearth + facing are in good condition - clearances to combustible are adequate. Chimney is dirty.

Exposed column + foundation at column in crawlspace are in good condition. Sub-hearth cannot be seen original wooden supports are still in place. Some efflorescence was noted at bottom of facing + hearth - probably water

RECOMMEND entering flue from top  
 ① Sweep chimney \$105 00  
 ② Modify existing spark-arrestor/raincap to meet current requirements + lessen water entry. \$50 00

\$170 inspection fee for 2 inspectors @ \$85 each received with thanks

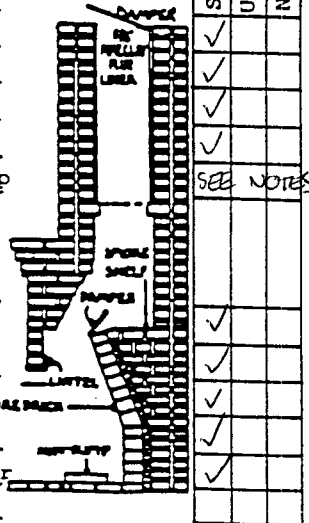
SYSTEM EVALUATION

CHIMNEY

- Brickwork
- Mortar
- Flue tiles
- Crown Wash
- Spark/raincap

FIREPLACE

- Hearth
- Firebox
- Facing
- Damper
- Smoke chamber



	Satisfactory	Unsatisfactory	Not Applicable
Brickwork	✓		
Mortar	✓		
Flue tiles	✓		
Crown Wash	✓		
Spark/raincap	SEE NOTES		
Hearth	✓		
Firebox	✓		
Facing	✓		
Damper	✓		
Smoke chamber	✓		

PLEASE NOTE:

1. Fireplace draw cannot be tested as part of this inspection.
2. Estimates are good for sixty (60) days.
3. Payment becomes due upon completion of job.
4. Our observations, conclusions, and summary have been performed using that degree of care and skill ordinarily exercised by reputable chimney professionals under similar circumstances practicing in this area.
5. This inspection report is based on a visual evaluation. No guarantee is implied regarding hidden damage, improper use, or shifting or changing soil conditions.
6. All masonry structures are likely to sustain damage or even collapse in seismic activity.
7. We recommend regular inspection and servicing by a professional.

INSPECTION REPORT Ms VIRGINIA DORNE

Customer W. H. GANNETT  
 Address 254-7782  
 City OAKLAND  
 Phone 15 BOWLING  
 Date 4/22/02

**THE CHELSEA CO.**

FOR ALL YOUR FIREPLACE AND CHIMNEY NEEDS

BONDED & INSURED  
 CONT. LIC. #691812

PAUL GOODACRE  
 (510) 597-0333

① of ②

LIVING ROOM SYSTEM.

EXTERIOR :- This is a 2 storey masonry chimney venting a wood-burning fireplace through a terra-cotta lined 13" x 15" flue. It is not fitted with an appropriate spark-arrestor/raincap. A minor settling crack has opened to bottom left of column outside house - no visible earthquake damage was noted. No movement was felt when moderate lateral pressure was applied at chimneytop. The adjacent tree should be cut back to the appropriate

6' from chimneytop. Outside ash dump door rusted shut.

INTERIOR :- The firebox is in good condition - some efflorescence was noted, but no loose bricks. Minor hairline crack was noted in lower back wall - no action necessary at this time. The large field-stone facing is in good condition - minor hairline settling crack to left of fireplace. The damper is stiff, but does open + close + will probably free-up with use. Hearth/firebox floor are fieldstone and are in good condition - some efflorescence + flaking of firebox floor due to water entering chimney. Inner ash dump door has broken frame.

RECOMMEND :-

- ① Supply/install compliant spark-arrestor/raincap. \$95 00
- ② Supply metal plate to cover hole in floor resulting from broken ash-dump frame \$35 00
- ③ Have adjacent tree cut back to recommended 6' from chimneytop (not work done by the Chelsea Co)

SYSTEM EVALUATION

CHIMNEY

- Brickwork
- Mortar
- Flue tiles
- Crown Wash
- Spark/raincap

FIREPLACE

- Hearth
- Firebox
- Facing
- Damper
- Smoke chamber



	Satisfactory	Unsatisfactory	Not Applicable
Brickwork	✓		
Mortar	✓		
Flue tiles	✓		
Crown Wash	✓		
Spark/raincap			✓
Hearth	✓		
Firebox	✓		
Facing	✓		
Damper	✓		
Smoke chamber	✓		

PLEASE NOTE:

1. Fireplace draw cannot be tested as part of this inspection.
2. Estimates are good for sixty (60) days.
3. Payment becomes due upon completion of job.
4. Our observations, conclusions, and summary have been performed using that degree of care and skill ordinarily exercised by reputable chimney professionals under similar circumstances practicing in this area.
5. This inspection report is based on a visual evaluation. No guarantee is implied regarding hidden damage, improper use, or shifting or changing soil conditions.
6. All masonry structures are likely to sustain damage or even collapse in seismic activity.
7. We recommend regular inspection and servicing by a professional.

Jimmy Cosenza, License #405316

# Nicholas Roofing Inc.

1816 San Pablo Ave. · Berkeley, CA 94702 · (510) 848-4433 · FAX (510) 849-3915

May 3, 2002

THIS AGREEMENT is between Nicholas Roofing Inc., referred to herein as "Contractor" and, the undersigned, hereafter "Customer."

Henry  
925-254-7782

Fax 925-258-0591

1. CONSTRUCTION: Contractor promises to furnish all material and labor necessary to install, construct, and place the improvements on the owners building at 15 Bowling / Oakland completed in a good workmanlike manner according to the following specifications:

Type roof: Fiberglass composition shingles approximately 12 years old and in good condition. The gutters are aluminum and in fair to good condition. Roof materials will last approximately 15 more years. The roof will need minor repairs from time to time. Nicholas Roofing recommends to make the following immediate repairs: On the top of the roof there is a wood box called a chase. This box has wood siding on it that is cracking at the corners. This wood chase needs caulking at the corners. The gutters appear to be leaking at the seams. They need to be sealed at the seams.

The charge for Nicholas Roofing to make the repairs would be \$350. No guarantee.

2. CONTRACT PRICE: \_\_\_\_\_ Customer or Owner promises to pay or cause to be paid to contractor in consideration therefore the "cash sum price" within TEN DAYS of completion of work. Contractor shall, upon completion, notify Owner in writing of the date upon which work was completed and further notify Owner that this date is the date to be used in determining the due dates of payments. This estimate is valid for 30 days. Customer and Contractor also agree to all other terms and conditions of this Agreement, which include those below.

3. TIME OF COMPLETION: Weather permitting Contractor shall commence work after this agreement is executed and shall sustain work until completed in a timely manner.

4. INSURANCE: Contractors shall carry Worker's Compensation Insurance on all employees and Public Liability and Property Damage Insurance.

NOTICE: Contractors are required by the law to be licensed and regulated by the Contractor's State License Board. Any questions concerning a contractor may be referred to the Registrar, Contractor's State License Board, P.O. Box 26000, Sacramento, California 95826.

YOU THE CUSTOMER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION.

Contractor: Nicholas Roofing Inc.

Customer:

\_\_\_\_\_  
(by) Jimmy Cosenza

\_\_\_\_\_  
(customer's signature)

\_\_\_\_\_  
(price)