

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
2459	Calhoun Way	Stockton	95207-3308	12/17/2021	1 of 10



Pentecost Pest Control

Management and Investment Inc.

PO BOX 577951, Modesto, CA 95357

Tel 209-581-5562 Fax
Registration #: PR7926

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

Report #: 21642

Ordered by: Joseph Osborne-Schoenleber 2819 W. March Ln B6 #165 Stockton, CA 952078 209-329-8384	Property Owner and/or Party of Interest: Ryan G Eikenbary 2459 Calhoun Way Stockton, CA 95207-3308	Report sent to: Joseph Osborne Schoenleber 2819 W. March Ln B6 #165 Stockton, CA 95207 209-329-8384
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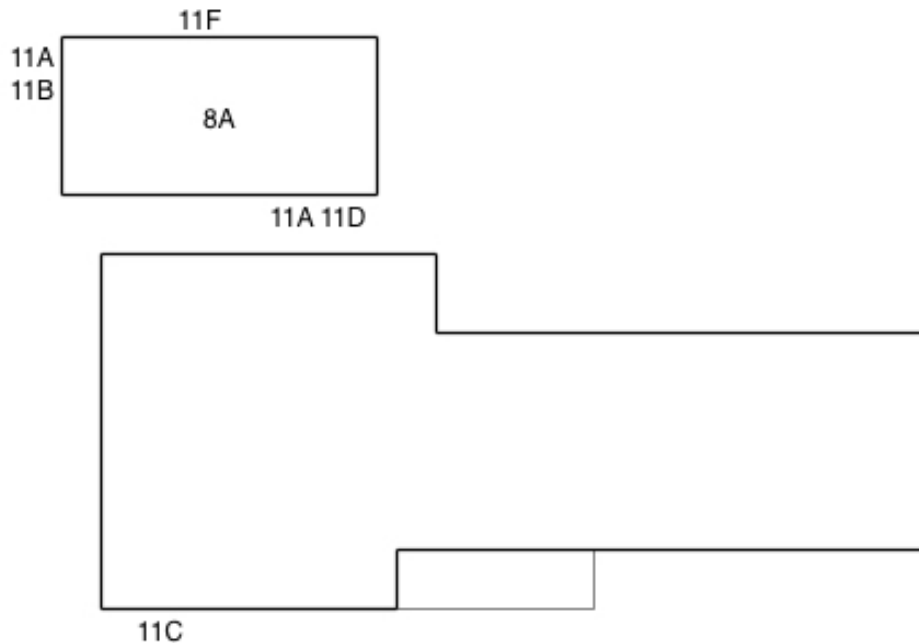
COMPLETE REPORT ☒
LIMITED REPORT ☐
SUPPLEMENTAL REPORT ☐
REINSPECTION REPORT ☐

General Description: 1 story single family residence, occupied.	Inspection Tag Posted: GARAGE
Other Tags Posted:	

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.



Felipe J Casaldue

Inspected By: Felipe J Casaldue State License No.: FR59956 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

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.

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General Comments

NOTICES

AREAS NOT INSPECTED: PLEASE READ:

We did not inspect the attic, interior of finished walls, underneath the floor covering or behind installed finished cabinet work. If this structure contains slab flooring it is possible for Subterranean Termite infestations to be concealed and not evident at the time of our inspection. We assume no liability for any infestations that are not evident at the time of our inspection. Our inspection does not include electrical, heating, air conditioning, structural adequacy, mechanical systems of the structure and will not detect building code violations, pests other than wood destroying pests. The plumbing was inspected, but only the leaks outlined in our report were found at this time. We assume no responsibility for leaks that occur after the date of this inspection. There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible areas only. Questions concerning health-related issues, which may be associated with the findings or recommendations reflected in this report, such as the presence of mold, the release of mold spores or concerning indoor air quality should be directed to a Certified Industrial Hygienist. If the carpet is installed, we assume no responsibility for the floor under the carpet unless the carpet is removed and we perform a further inspection. We did not inspect the interior of enclosed abutments or hollow stucco rails. As is standard practice within our industry and since our inspectors do not carry a 30' ladder on their vehicle, a portion of the eaves, wood siding and wood windows above 11' were only inspected visually. Upon request and at an additional charge, Pentecost Pest Control will return to the property and further inspect these inaccessible areas by probing the wood members. The area inside the forfeited eaves was not inspected. The inaccessible areas listed above which were not inspected will be inspected upon the owner's request and will be conditional to additional inspection fees.

NOTE: This report excludes rodents, spiders, cockroaches and other non-wood destroying organisms.

NOTE: ROOF: "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." Structural Pest Control Act 8516 (b) (8) (A).

NOTE: LEAD-BASED PAINT WARNING: Repairs made by this company to residences built before 1978 may disturb repairs containing lead-based paint, and may release debris or does contain lead. Lead is a chemical known to the state of California to cause cancer and birth defects, and other reproductive harm. This notice is provided in compliance with California's Proposition 65. For further information please contact your healthcare 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, or lead-based paint, in the building being 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 or go to the link: <https://www.cdph.ca.gov/programs/CLPPB/Pages/LRCFindProf.aspx>

NOTE: LEAD PAINT DISCLAIMER: Please inform your inspector of the year that your structure was built. Federal law requires that before we perform renovation, repairs, or painting jobs in homes built prior to 1978, and for child-occupied facilities, that we provide the owners and tenants with a copy of the EPA'S lead hazard information pamphlet "Renovate Right." If your home was built prior to 1978, additional measures will need to be taken to protect you and your family for any dust and hazardous waste generated during the work. These measures will involve specialty contractors, certified and trained in containing lead dust and debris. California law further deems construction debris with lead paint to be hazardous waste. Hazardous waste may only be removed from a property by a licensed waste disposal company. (Homeowners are exempt if they transport this waste in their personal vehicles to a local hazardous waste facility). If a firm, certified by the California Department of Public Health to make assessments, makes a determination that there is no lead in the work areas, then the mandated containment and hazardous waste rules do not apply. If you plan to do work yourself, you are advised to first contact the National Lead Information Center, at 1-800-424-LEAD, and ask for information on how to work safely in a building with lead-based paint.

NOTE: NOTICE FOR FUMIGATIONS: "The charge for service that this company subcontracts to another registered company 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. You may accept Pentecost Pest Control's bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company, Pentecost Pest Control will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform."

NOTE: SYMPTOMS OF VIKANE (SULFURYL FLOURIDE) EXPOSURE: Vikane is a gas which has no warning properties such as odor or eye irritation. (However, chloropicrin is used as a warning agent and is a known lachrymator). Early symptoms of exposure to Vikane are respiratory irritation and central nervous system depression. Excitation may follow. Slowed movement, reduced awareness, and

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slow or garbled speech may be noted. Prolonged exposure can produce lung irritation, pulmonary edema, nausea, and abdominal pain. Repeated exposure to high concentrations can result in significant lung and kidney damage. Single exposures at high concentrations have resulted in death. Treat symptomatically.

NOTE: THE FOLLOWING AREAS, WHEN THEY EXIST, ARE CONSIDERED INACCESSIBLE FOR INSPECTION; AREAS CONCEALED BY INTERIOR FURNISHINGS; AREAS CONCEALED BY FLOOR COVERINGS, SUCH AS AREA RUGS, THROW RUGS, BATH AND KITCHEN MATS, ETC. AREAS CONCEALED BY "FREE STANDING" APPLIANCES; AREAS CONCEALED BY STORAGE; AREAS CONCEALED BY HEAVY VEGETATION AND AREAS WHERE LOCKS PREVENT ACCESS. THESE AREAS WILL BE RE-INSPECTED FOR A \$75 FEE IF THEY ARE MADE ACCESSIBLE AT THE OWNER'S EXPENSE. A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIR AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS. NO OPTION IS RENDERED CONCERNING CONDITIONS IN THESE AREAS AT THIS TIME.

NOTE: INSPECTIONS ARE MADE AND REPORTS ARE ISSUED ON THE BASIS OF WHAT WAS VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION. THE ABSENCE OF VISIBLE EVIDENCE OF WOOD-DESTROYING ORGANISMS IN THE VISIBLE AND ACCESSIBLE PORTIONS OF THE STRUCTURE IS NO ASSURANCE THAT THE WOOD-DESTROYING ORGANISMS ARE NOT PRESENT INACCESSIBLE AREAS NOR THAT FUTURE INFESTATIONS WILL NOT OCCUR. THEREFORE, WE DO NOT ASSUME ANY RESPONSIBILITY FOR THE PRESENCE OF WOOD-DESTROYING ORGANISMS, OR DAMAGE DUE TO SUCH ORGANISMS, IN AREAS THAT WERE NOT VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION OR THAT MAY OCCUR IN THE FUTURE.

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.

This company will re-inspect repairs done by others within four months of the original inspection. A charge can be no greater than the original inspection fee for each re-inspection. The re-inspection must be done within ten (10) working days of the request. The re-inspection is a visual inspection and if inspection of concealed areas is desired, inspection of work while in progress will be necessary. Any guarantees must be received from parties performing repairs.

NOTE: Work performed by others will be re-inspected for a fee of \$75 for each trip out to the property in Stanislaus or San Joaquin County. Open wall and open floor inspections are desirable if certification is required.

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 differ from company to company. You have the right to seek a second opinion from another company.

NOTE: WE GUARANTEE ALL REPAIRS DONE BY THIS COMPANY FOR ONE (1) YEAR; FUMIGATIONS FOR A PERIOD OF ONE (1) YEAR; AND TERMITE TREATMENT FOR A PERIOD OF 5 YEARS FROM THE DATE OF COMPLETION WITH THE EXCEPTION OF PLUMBING, GROUTING, CAULKING AND RE-SETTING OF TOILETS, WHICH ARE GUARANTEED FOR 30 DAYS FROM THE DATE OF COMPLETION. WE CANNOT GUARANTEE WORK PERFORMED BY OTHERS. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS, OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

NOTE: THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I AND SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR 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.

NOTE: IF ANY INFESTATION, INFECTION OR DAMAGE IS DISCOVERED IN A CONCEALED AREA DURING THE COURSE OF PERFORMING ANY RECOMMENDATIONS IN THIS REPORT, THIS COMPANY WILL ISSUE A SUPPLEMENTAL REPORT. THIS COMPANY IS NOT RESPONSIBLE FOR CONTROLLING SUCH INFESTATIONS OR INFECTIONS FOR REPAIRING SUCH DAMAGE. IF THE ADDITIONAL WORK REQUIRED IS WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS, A COST ESTIMATE WILL BE PROVIDED WITH THE SUPPLEMENTAL REPORT.

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THANK YOU FOR CHOOSING PENTECOST PEST CONTROL

1. SUBSTRUCTURE AREA:
2. SHOWER:
3. FOUNDATIONS:
4. PORCHES:
5. VENTILATION:
6. ABUTMENTS:
7. ATTIC SPACES:
8. GARAGES:
9. PATIOS AND/OR DECKS:
10. INTERIOR:
11. EXTERIOR:

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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 EXTERIOR

Finding:	11A	Fungus has damaged the door.
Recommendation:		Remove fungus damaged wood members. If no further damage is exposed, replace with new material. If damage extends into inaccessible areas, a supplemental report will be issued with additional costs/findings concerning the specified areas.
Price:	\$375.00	
Finding:	11B	Fungus has damaged the siding.
Recommendation:		Remove fungus damaged wood members. If no further damage is exposed, replace with new material. If damage extends into inaccessible areas, a supplemental report will be issued with additional costs/findings concerning the specified areas.
Price:	\$425.00	
Finding:	11C	Fungus has damaged the trim.
Recommendation:		Remove fungus damaged wood members. If no further damage is exposed, replace with new material. If damage extends into inaccessible areas, a supplemental report will be issued with additional costs/findings concerning the specified areas.
Price:	\$225.00	
Finding:	11D	Fungus has damaged the garage door.
Recommendation:		Remove fungus damaged wood members. If no further damage is exposed, replace with new material. If damage extends into inaccessible areas, a supplemental report will be issued with additional costs/findings concerning the specified areas.
Price:	\$375.00	

SECTION: II EXTERIOR

Finding:	11E	NOTE: LOW GRADING WAS NOTED AT THE INDICATED AREA.
Recommendation:		
Price:	NOTE	

UNKNOWN FURTHER INSPECTION GARAGES

Finding:	8A	The garage is inaccessible for physical inspection due to occupants storage along the perimeter walls.
Recommendation:		The owner is to remove the storage and call for further inspection of the garage. Upon further inspection, any findings will be listed on a supplemental report.
Price:	NOTE	

Section I Total:	\$1,400.00
Section II Total:	\$0.00
Unknown Further Inspection:	\$0.00

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Grand Total: \$1,400.00

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Disclaimer

CONDUCIVE CONDITIONS NOTED AT THE TIME OF INSPECTION

It is important that all parties reading this report understand that this report covers the accessible areas of the structure only. There are many inaccessible areas in a structure (see inaccessible areas on page 2 of this report). Pentecost Pest Control does not warrant or make any representation as to the interior or hollow spaces of walls, ceilings or attics. These areas are considered inaccessible. Further inspection recommendations are made where there are visible signs of infestations or infections. Otherwise, the areas as noted on page 2 of this report are considered inaccessible and were not inspected or included in this report.

OCCUPANTS CHEMICAL NOTICE

In accordance with the laws and regulations of the State of California, we are required to provide you with the following information prior to application of pesticides to your property.

"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 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 symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center at (800) 222-1222 and your pest control company immediately."

For further information, contact any of the following:

Pentecost Pest Control(209) 581-5562

Poison Control Center(800) 222-1222

(Health Questions) COUNTY HEALTH DEPARTMENTS

Alameda County(510) 267-8000

Contra Costa County(925) 313-6710

San Joaquin County(209) 468-3411

Santa Clara County(408) 792-5050

Solano County(707) 784-8600

Stanislaus County(209) 558-7000

(Application Info.) COUNTY AGRICULTURE COMMISSION

Alameda County(510) 670-5232

Contra Costa County(925) 646-5250

San Joaquin County(209) 468-3400

Santa Clara County(408) 918-4600

Solano County(707) 784-1310

Stanislaus County(209) 525-4730

Structural Pest Control Board (Regulatory Information)(916) 561-8704
12005 Evergreen Street, Suite 1500, Sacramento, CA 95815

Persons with respiratory or allergic condition, or other who may be concerned about their health relative to this chemical treat, should contact their physician concerning occupancy during and after chemical treatment prior to signing this notice. NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

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NOTE: Unless otherwise stated, Pentecost Pest Control's bids include texturing and painting repaired areas. We will cover repaired sheetrock and wood with one coat of white primer or one coat of color supplied by owner. Any texturing will vary from the original texture, however we will match as close as possible. All painting will be on the area repaired only, feathering the paint to blend with existing. On exterior surfaces texturing and painting will be done when weather permits.

NOTE: If damage is found to extend into any inaccessible areas, a supplemental report will be issued listing additional findings and bids.

NOTE: Should the further inspection items noted in this report not be performed, Pentecost Pest Control will assume no liability for any infestations or infection which may be concealed in these areas.

Thank you for choosing Pentecost Pest Control to perform your inspection. If you have any questions regarding this report or you require further assistance, please e-mail PentecostPestControl@gmail.com. If you want to schedule work recommended in this report, please e-mail the last page of your report to PentecostPestControl@gmail.com. We look forward to assisting you.

Owner/Occupant

Date Signed

END OF CHEMICAL NOTICE

AUTHORIZATION AGREEMENT VERBIAGE

PENTECOST PEST CONTROL CHARGES A MINIMUM OF \$475 FOR REPAIRS. IF YOUR REPAIRS ARE BID OUT AT LESS THAN \$475 YOU WILL BE CHARGED \$475.

PENTECOST PEST CONTROL AGREES:

1. To guarantee all repairs completed by this company for one year from the date of completion except for plumbing, grouting, caulking and resetting toilets, which will be guaranteed for 30 days.
2. To be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days.
3. To use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any plant life, rain gutters, roofs, nor for damage or dirtying of stucco, plaster, paint, wall paper or other "finish work" adjacent to areas where work is performed.
4. To replace damaged wood members with material which resembles, as closely as possible, the existing wood members with standard grade, readily available wood members.

OWNER OR OWNER'S AGENT AGREES:

1. To pay for services rendered upon completion of work. This contract may be canceled at any time by the customer. In the event of such action, customer agrees to pay Pentecost Pest Control if full for all items already completed, and time and material for all items partially completed. Time and materials is calculated at the rate of \$95/hour and the cost of materials plus 15%. The customer also agrees that in the case of cancelation of the contract, to pay all fees for necessary permits and any associated costs for obtaining permits. In the case of nonpayment by owner, reasonable attorney fees and costs of collection shall be paid by the owner whether suit be filed or not.
2. To pay for service charge of 1.5% per month or portion of any month beyond 30 days after completion.
3. Owner grants Pentecost Pest Control a security interest in the above described real property to secure payment of the sum for work and inspection fee completed.
4. If additional damage is discovered by Pentecost Pest Control, during the performance of work, company agrees to notify owner or agent of the amount of the damage and the cost of additional work to be done.

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This work will not be performed unless owner agrees.

5. If any additional work, plans or engineering is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent.

6. All plumbing repairs bid in this report are for only the specific repair that is identified. Many times when performing plumbing repairs it becomes necessary to repair or replace adjacent plumbing because of the age or fragility of these components. When this happens the owner or agent will be notified and said repairs will require additional cost and authorization.

NOTICE TO OWNER

Under California Mechanics Lien Law any contractor who contracts to do work for you, including any subcontractor, laborer, supplier or any 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 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 contractor 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." Contractors and laborers for wages do not have to provide such notice. A preliminary notice is not a lien against your property. Its purpose is to notify you of the persons who may have a right to file a lien against your property if they are not paid.

A PAYMENT SCHEDULE WILL BE REQUIRED FOR ALL CONTRACTS

NOTE: MOLD POLICY STATEMENT: Pentecost Pest Control inspectors do not inspect for mold/mildew. Branch 3 licensees do not have a duty under the Structural Pest Control Act and related regulations to classify molds as not harmful to human health. This does not modify the Structural Pest Control Act of related regulations. An experienced mold and moisture inspector is trained to identify the source of the mold or moisture problems. There are no California regulations for mold inspectors.

Name:

Date Signed

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I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth. Pentecost Pest Control, Inc. is hereby authorized to complete the items selected above and it is agreed that payment shall be made as follows:

I hereby authorize Pentecost Pest Control to perform the following finding(s):

Payment shall be made as follows: ___ With Close of Escrow ___ Upon Completion

Escrow Number: _____

Escrow E-mail Address: _____

Owner or Authorized Representative:

___ Owner ___ Representative's Name / Title _____

Owner's Contact Phone Number: _____

E-mail Address: _____

Representative's Contact Phone Number: _____

E-mail Address: _____

Access Information: _____

Close of Escrow Date: _____

I HAVE READ AND UNDERSTAND THE ABOVE:

Signature