

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 165	STREET, CITY, STATE, ZIP La Vereda, Santa Barbara CA 93108	Date of Inspection 2/28/2017	No. of Pages 8
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LENZ PEST CONTROL
P.O. Box 4005
Santa Barbara, CA 93140
Tel: (805) 962-9151

Firm Registration No. PR 2594	Report No. 6073	Escrow No.
Ordered By: Sotheby's Realty P.O. Box 50816 Santa Barbara, CA 931500816 Attn: Harry Kolb 969-5005	Property Owner/Party of Interest The Burrows 165 La Vereda Santa Barbara, CA 93108 969-0248 452-2500	Report Sent To:

COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

General Description:
Two story stucco frame residence, tile roof, concrete slab, unimproved underarea, attached garage, detached workshop.

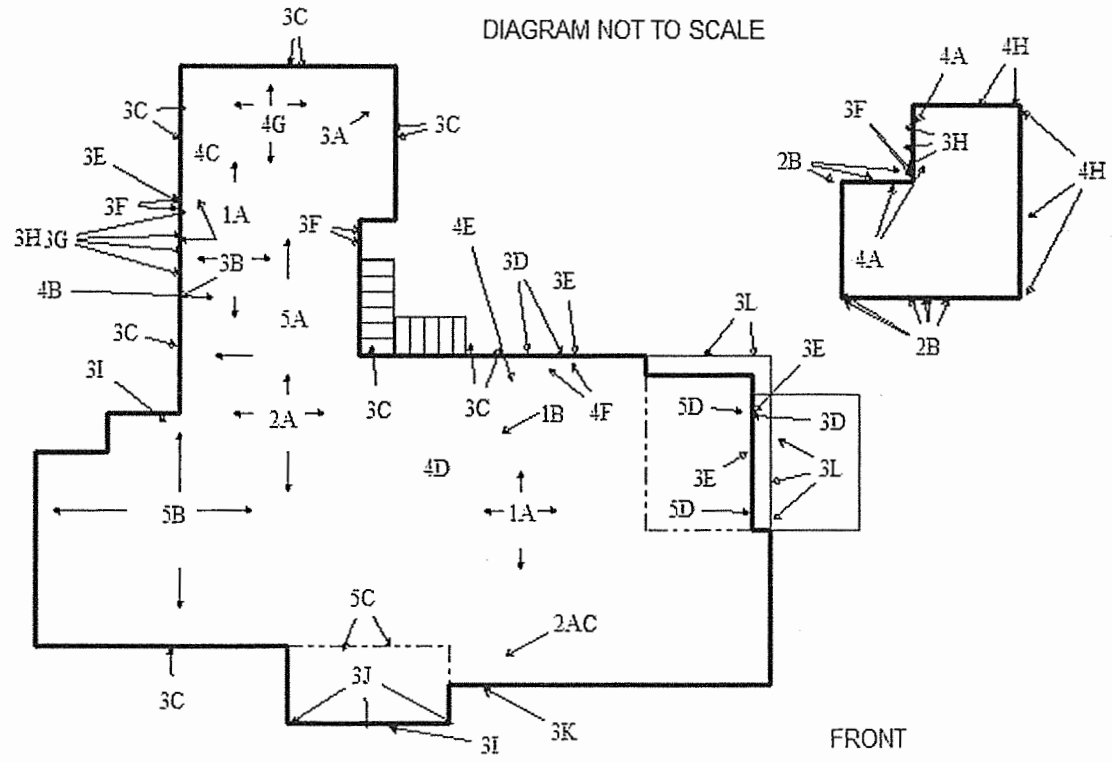
Inspection Tag Posted:
Attic

Other Tags Posted:

An inspection has been made to 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 above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected by Andrew Segal State License No. FR 51095 Signature *Andrew Segal*

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, California 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, or (800) 737-8188 or www.pestboard.ca.gov.

43M-41 (Rev. 10/01)

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WARRANTIES, DISCLAIMERS, AND OTHER INFORMATION

There are areas of buildings which we are not able to inspect. This report does not include areas which in our opinion are inaccessible, including but not limited to the following. Although we make a visual examination, we do not deface or probe into painted surfaces, windows or door frames, or decorative trim unless some damage is readily visible. The interiors of hollow walls and areas covered by insulation are inaccessible for inspection unless noted below and were not inspected at this time. We do not move built-ins, appliances, raise floor coverings or remove storage unless otherwise specified within this Report. These areas will be inspected if they are made accessible by the Owner at his expense. The exterior surface of the roof will not be inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's state License Board. All questions about roof coverings should be referred to a licensed roofer. Showers over finished ceilings are not water tested unless water stains are evident on the ceiling below, in which case recommendations will be made for further testing. Attached and/or detached wood fences or garden trellises are not part of this Report. This inspection is only for the structures indicated on the diagram below. If other structures are to be included that are not found on the diagram, owner is to contact us for further inspections. This Wood Destroying Pests and Organisms Report DOES NOT INCLUDE MOLD or any mold like condition. No reference will be made to mold or mold like condition. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by The Structural Pest Control Act. If you wish your property to be inspected for mold or mold conditions, please contact the appropriate mold professional. NOTE: This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

"State law requires that you be given the following information: CAUTION - PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on the 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 twenty-four (24) hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center (1-800-876-4766)." "For further information, contact any of following: Lenz Pest Control (962-9151); for Health questions - the County Health Department (681-4200); for Application Information - the County Agricultural Commissioner (681-5600); and for Regulatory Information - the Structural Pest Control Board (916-561-8700 -2005 Evergreen St., Suite 1500, Sacramento, CA 95815-3831)." "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."

Prices quoted are current for thirty (30) days from the date of inspection. Lenz Pest Control will warranty all work completed by this company for a period of one (1) year from the date of completion, unless otherwise noted. No warranty is offered on inspections as conditions and findings can constantly change. We recommend current inspections. Warranty on chemical treatments is limited to immediate areas only. If local building codes require revision of proposed recommendations, a Supplemental Report will be issued outlining requirements and costs. Property owner is responsible for obtaining any necessary building permits. If during the course of repair, additional unforeseen damage is found, work will cease and a Supplemental Report outlining additional findings, recommendations, and costs will be issued. As a standard practice, Lenz Pest Control does not inspect Hot tubs, Pools, and Spas. Any questions regarding these should be referred to a licensed specialist in this field. This contract does not include damage to or replacement of any shrubbery, plants, paint, varnish, fences, fence posts, floor coverings, tile or roofing material unless otherwise specified. If full payment for services rendered is not received, this will be considered breach of contract and all warranties will be void. All delinquent accounts shall bear interest at 1 1/2 percent per month (18 percent annually). 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 the 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.

LENZ PEST CONTROL offers PEST CONTROL SERVICES for all household pests (ants, fleas, rodents, bees, cockroaches, spiders, etc). Ask about our Monthly and Quarterly Service plans. We also service restaurants and commercial facilities. If you have any questions regarding this report or any other services, please call our office at 962-9151.

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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 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. DIAGRAM KEY - 1Subterranean Termites, 2Drywood Termites 3Fungus/Dryrot 4Other Findings 5Further Inspection

Subterranean Termites:

ITEM 1A **Finding:** Cellulose debris and evidence of subterranean termites found at the subarea framing as indicated on the diagram by 1A.

Recommendation: Remove cellulose debris and haul away from the premises. Treat the infested areas with Premise, Adonis or Dominion 2L (Imidacloprid) for the control of subterranean termites. Remove termite tubings in accessible areas.

COST:\$850.00 SECTION I

ITEM 1B **Finding:** Subterranean termite damage found at the framing located in the subarea as indicated on the diagram by 1B.

Recommendation: Reinforce damaged area with new material as necessary.

COST: \$700.00 SECTION I

Drywood Termites:

ITEM 2A **Finding:** Evidence of drywood termites found at the at the attics, subarea, and detached garage exterior as indicated on the diagram by 2A. Infestations appear to extend into inaccessible areas.

Recommendation: Vacate and seal the structure. Fumigate with Vikane or Master Fume (Sulfuryl Fluoride) and Chloropicrin (warning agent) for the extermination of drywood termites. Remove seal, air out the building, ready for occupancy. When possible, remove or cover accessible evidence. This company will not be liable for possible damage to plants, paint, roofs, T.V. antennas; reasonable care will be exercised. Fumigation cannot take place in strong winds or rain and will be rescheduled if there is inclement weather.

COST: \$3,682.00 (main & garage/workshop) SECTION I
 \$3,032.00 (main only)
 \$850.00 (garage only)

Warranty: Two years for drywood termites.

NOTE: Although caution will be used during the fumigation process, some tile breakage may be unavoidable. Others to contact a licensed roofer, at their expense, to make repairs if necessary.

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Drywood Termites:

NOTE: Plants around the exterior of the structure must be trimmed, cut, or pulled back at least 12 inches to avoid damage. Although caution will be used during the fumigation process, any plants not prepared may be damaged and die or may delay the fumigation process. Any potted plants adjacent to the structure or under patio covers need to be moved away from the structure by others prior to the fumigation.

NOTE: Gravel or bark must be cleared 1 foot away from structure by others prior to fumigation.

ITEM 2B **Finding:** Drywood termite and dry rot damage found at the fascia boards and rafter tails as indicated on the diagram by 2B.

2B-1 Recommendation: Remove damaged areas and repair with new material and/or wood filler as necessary. Ready for painter.

COST: \$1,565.00 SECTION I

2B-2 Recommendation: After completion of 2B-1, we recommend others to contact a licensed roofer to inspect and make necessary corrections.

COST: Others expense SECTION I

ITEM 2C **Finding:** Drywood termite and dry rot damage found at the subarea cripple as indicated on the diagram by 2C.

Recommendation: Remove damaged area and replace with new material. Ready for painter.

COST: \$310.00 SECTION I

Fungus/Dryrot:

ITEM 3A **Finding:** Dry rot damage found at the post and pad located in the subarea as indicated on the diagram by 3A.

Recommendation: Remove damaged area and replace with new material. Ready for painter.

COST: \$550.00 SECTION I

ITEM 3B **Finding:** Dry rot damage and Subterranean termite damage found at the subfloor and joists as indicated on the diagram by 3B.

Recommendation: Remove damaged area and replace with new material. Ready for painter.

COST: *Time & Material SECTION I
\$50.00 per hour per man + material + 10% profit

ITEM 3C **Finding:** Dry rot damage found at the windows and frames as indicated on the diagram by 3C.

Recommendation: Remove window(s) and temporarily board up opening with plywood. Repair window(s) as necessary and reinstall window(s). Remove damaged area and replace with new material. Ready for painter.

COST: \$2,960.00 SECTION I

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Fungus/Dryrot:

ITEM 3D **Finding:** Dry rot damage found at the french doors as indicated on the diagram by 3D.

Recommendation: We recommend others to contract a licensed contractor to inspect and make necessary corrections.

COST: Others expense SECTION I

ITEM 3E **Finding:** Dry rot damage found at the door sills as indicated on the diagram by 3E.

Recommendation: We recommend others to contract a licensed contractor to inspect and make necessary corrections.

COST: Others expense SECTION I

ITEM 3F **Finding:** Dry rot damage found at the door stops and jamb as indicated on the diagram by 3F.

Recommendation: Remove damaged area and replace with new material. Ready for painter.

COST: *Time & Material SECTION I

ITEM 3G **Finding:** Dry rot damage found at the siding and framing as indicated on the diagram by 3G.

Recommendation: Remove damaged area and replace with new material. Ready for painter.

COST: *Time & Material SECTION I

ITEM 3H **Finding:** Dry rot damage found at the beam ends and framing as indicated on the diagram by 3H.

Recommendation: Remove damaged area and replace with new material. Ready for painter.

COST: *Time & Material SECTION I

ITEM 3I **Finding:** Dry rot damage found at the subarea vents as indicated on the diagram by 3I.

Recommendation: Remove damaged area and replace with new material. Ready for painter.

COST: \$680.00 SECTION I

ITEM 3J **Finding:** Dry rot damage found at the balcony framing, posts, railing and decking as indicated on the diagram by 3J.

Recommendation: Remove damaged area and replace with new material. Ready for painter.

COST: *Time & Material SECTION I

NOTE: If during the course of repairs, additional damage is found, work will cease and a supplemental report will be issued outlining additional findings, recommendations and costs.

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Fungus/Dryrot:

ITEM 3K **Finding:** Dry rot damage found at the entry beam end as indicated on the diagram by 3K.

Recommendation: Remove damaged area and replace with new material. Ready for painter.

COST: \$375.00 SECTION I

ITEM 3L **Finding:** Dry rot damage found at the rafter tails and cross joists located above the awning as indicated on the diagram by 3L.

Recommendation: Remove damaged area and replace with new material. Ready for painter.

COST: \$1,420.00 SECTION I

NOTE: If during the course of repairs, additional damage is found, work will cease and a supplemental report will be issued outlining additional findings, recommendations and costs.

Other Findings:

ITEM 4A **Finding:** Moisture leakage found at the workshop wall as indicated on the diagram by 4A.

Recommendation: Any questions regarding this condition should be referred to a licensed contractor.

COST: Others Expense SECTION II

ITEM 4B **Finding:** Plumbing leak found in the subarea as indicated on the diagram by 4B.

Recommendation: We recommend that others contact a licensed plumber to inspect and make necessary corrections.

COST: Others expense SECTION II

ITEM 4C **Finding:** Moisture stains found below the utility sink as indicated on the diagram by 4C.

Recommendation: Any questions regarding this condition should be referred to a licensed contractor.

COST: Others Expense SECTION II

ITEM 4D **Finding:** Moisture stains and plaster damage found at the closets as indicated on the diagram by 4D.

Recommendation: Any questions regarding this condition should be referred to a licensed contractor.

COST: Others Expense SECTION II

ITEM 4E **Finding:** Moisture stains found below the kitchen sink as indicated on the diagram by 4E.

Recommendation: Any questions regarding this condition should be referred to a licensed contractor.

COST: Others Expense SECTION II

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Other Findings:

ITEM 4F **Finding:** Moisture stains found at the floor adjacent to the french doors as indicated on the diagram by 4F.

Recommendation: Any questions regarding this condition should be referred to a licensed contractor.

COST: Others Expense SECTION II

ITEM 4G **Finding:** Cellulose debris (wood product scraps) found in the subarea as indicated on the diagram by 4G.

Recommendation: Remove debris and haul away from the premises.

COST: On Request SECTION II

ITEM 4H **Finding:** Faulty grade condition found at the walls as indicated on the diagram by 4H.

Recommendation: Others are to lower the soil to a proper grade level. A supplemental report will be issued if other detrimental conditions area found.

COST: Others Expense SECTION II

Further Inspection:

ITEM 5A **Finding:** Portions of the attic were inaccessible for inspection due to low construction type as indicated on the diagram by 5A.

Recommendation: Others are to provide access to permit inspection. A supplemental report will be issued outlining findings and additional costs.

COST: On Request SECTION III

ITEM 5B **Finding:** Portions of the subarea were inaccessible for inspection due to heating and air ducts as indicated on the diagram by 5B.

Recommendation: Others are to provide access to permit inspection. A supplemental report will be issued outlining findings and additional costs.

COST: On Request SECTION III

ITEM 5C **Finding:** The doors were inaccessible for inspection due to being sealed shut as indicated on the diagram by 5C.

Recommendation: Others are to provide access to permit inspection. A supplemental report will be issued outlining findings and additional costs.

COST: On Request SECTION III

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Further Inspection:

ITEM 5D **Finding:** The shutter doors were inaccessible for inspection due to sealed shut as indicated on the diagram by 5D.

Recommendation: Others are to provide access to permit inspection. A supplemental report will be issued outlining findings and additional costs.

COST: On Request SECTION III

NOTE: If during the course of repairs, additional damage is found, work will cease and a supplemental report will be issued outlining additional findings, recommendations and costs.

INSPECTION FEE: \$200.00