

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 2079	STREET, CITY, STATE, ZIP Olympic Blvd, Walnut Creek CA 94595	Date of Inspection 4/29/2021	No. of Pages 14
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WALLACE TERMITE
331 Sunset Drive, Unit D
Antioch, CA 94509
Ph: (925) 706-2424 Fax: (925) 706-1729



Firm Registration No. PR 4974	Report No. 20673	Escrow No.
Ordered By: Keller Williams Realty Eastbay 1392 N. Civic Dr. Suite 130 Walnut Creek, CA 94596 Attn: Tom Casazza 510-388-8227 934-3422	Property Owner/Party of Interest c/o Tom Casazza	Report Sent To:

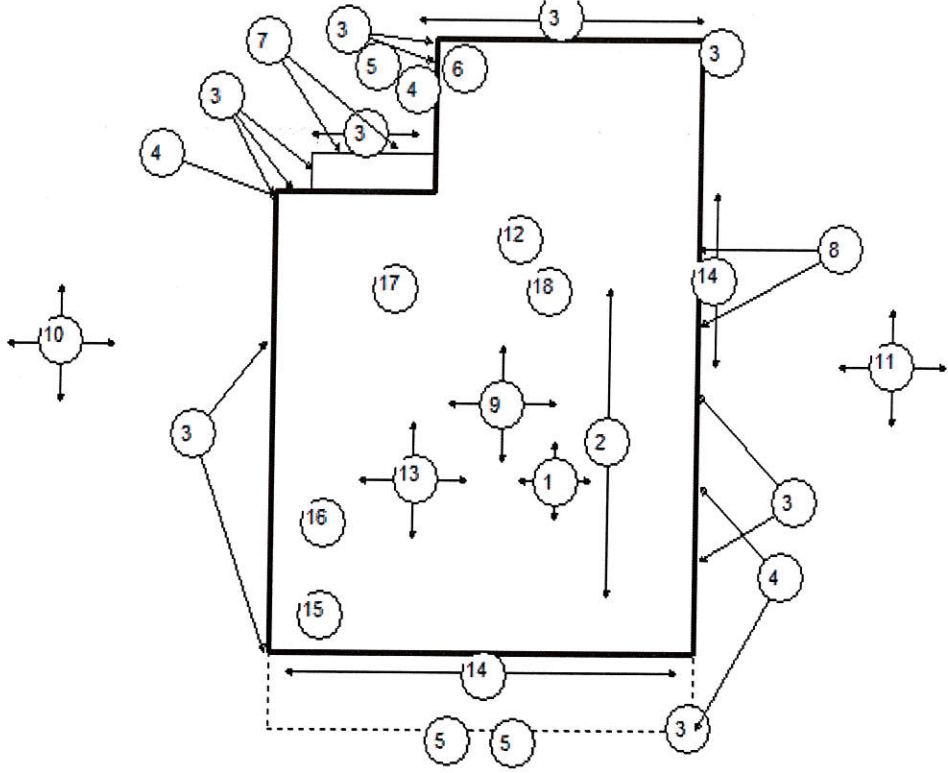
COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: Church building	Inspection Tag Posted: Subarea
	Other Tags Posted: No

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 James Joachim II State License No. OPR-11939 Signature *[Handwritten 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, 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.

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THIS IS A STRUCTURAL PEST CONTROL INSPECTION REPORT NOT A BUILDING INSPECTION REPORT, THEREFORE NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THE BUILDING. THE FOLLOWING AREAS WERE NOT INSPECTED, AS INDICATED IN SECTION #1990, PARAGRAPH (j) OF THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS FURNISHED INTERIORS, INACCESSIBLE ATTICS, INSULATED ATTICS, AND PORTIONS THEREOF THE INTERIOR OF HOLLOW WALLS SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW STALL SHOWERS OVER FINISHED BUTTRESSES AND SIMILAR AREAS TO WHICH THERE IS NO ACCESS WITHOUT DEFACING OR TEARING OUT LUMBER, MASONRY AND FINISHED WORK, BUILT-IN CABINET WORK FLOOR BENEATH COVERINGS, AREAS WHERE STORAGE CONDITIONS OR LOCKS MAKES INSPECTION IMPRACTICAL.

PLUMBING WAS TESTED EXCEPT DISHWASHER AND GARBAGE DISPOSAL AT THE TIME OF THE INSPECTION UNLESS OTHERWISE SPECIFIED. WE CANNOT BE RESPONSIBLE FOR ANY LEAKS THAT DEVELOP AFTER INSPECTION IS MADE.

WALLACE TERMITE & CONSTRUCTION DOES NOT GUARANTEE WORK PERFORMED BY OTHERS, SUCH GUARANTEES SHOULD BE OBTAINED FROM THOSE PERFORMING THE REPAIRS. WALLACE TERMITE & CONSTRUCTION ONLY CERTIFIES THE ABSENCE OF INFESTATION OR INFECTION IN THE VISIBLE AND ACCESSIBLE AREAS. IF IT IS FOUND THAT OTHERS HAVE CONCEALED OR HIDDEN INFESTATIONS OR INFECTIONS DURING THE COURSE OF THEIR REPAIRS, IT WILL BE THE RESPONSIBILITY OF THE INTERESTED PARTIES TO PURSUE THE RESPONSIBLE PARTIES.

GUARANTEES ON WORK PERFORMED BY WALLACE TERMITE & CONSTRUCTION ARE 2 YEARS FROM DATE OF COMPLETION. PLUMBING REPAIRS (PARTS-PROVIDED BY THIS FIRM), LINOLEUM (VINYL MATERIALS), TOILET RESETS OR ANY OTHER MEASURES FOR THE CONTROL OF MOISTURE (CAULKING & GROUTS, ETC,) ARE GUARANTEED FOR 90 DAYS. WE ASSUME NO RESPONSIBILITY FOR WATER DAMAGE IF THE SHOWER ENCLOSURE IS NOT INSTALLED IMMEDIATELY. THE GUARANTEE ON SHOWERS OR TUB UNITS IS VOID IF THE AREA IS USED BEFORE 24 HOURS.

WHEN WORK IS RECOMMENDED A REINSPECTION WILL BE MADE IF REQUESTED WITHIN FOUR (4) MONTHS OF ORIGINAL REPORT, FOR AN ADDITIONAL FEE. WE CANNOT GUARANTEE WORK DONE BY OTHERS OR THEIR AGENTS. THIS COMPANY MUST BE CONTACTED PRIOR TO COMMENCING ANY WORK. A BUILDING PERMIT MAY BE REQUIRED TO PERFORM WORK RECOMMENDED IN THIS REPORT. THE AGENT AND/OR OWNER IS REQUIRED TO DISCLOSE A SIGNED-OFF BUILDING PERMIT FOR THE CONSTRUCTION WORK RECOMMENDED IN THIS REPORT (WHEN APPLICABLE). ANY PERSON WHO VIOLATES THIS REGULATION IS SUBJECT TO THE ACTUAL DAMAGES SUFFERED BY A TRANSFEREE, INCLUDING ATTORNEY FEES (CIVIL CODE #1134.5).

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.

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THIS IS A SEPARATED REPORT WHICH 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 ITEMS ARE 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.

Findings and Recommendations:

ITEM 1 There was evidence of termites noted in the structure.

RECOMMENDATION Perform a treatment as needed for the control of subterranean termites using TERMIDOR SC as per label requirements. Any holes that are drilled through concrete slabs and porches will be filled with cement mortar upon completion of treatment. Cosmetic damage will occur to surfaces that consist of concrete, tile and brick. All trenching will be back filled upon completion of treatment also. Any areas where there is carpet that has to be pulled back would be re-applied. However, we would not stretch same. Some cosmetic damage may occur to any floor surfaces that consist of linoleum. Our cost does not include any replacement of any vinyl. Care will be taken when drilling through slab areas to avoid any electrical and/or plumbing pipes. However, should any unavoidable damage occur to same it would be owners responsibility to have a tradesman specialized in that field to make necessary corrections and/or repairs as required. Termite tubes will be brush down.



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

ITEM 2 Subterranean termites and fungus have damaged framing in the sub area.

RECOMMENDATION Remove the damaged wood as needed for further inspection. If no further damage is exposed, re support/replace with new material.

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Findings and Recommendations:

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

ITEM 3 Fungus damage was noted to the exterior siding and/or trim work at the approximate areas indicated on the diagram.

RECOMMENDATION Remove all damaged siding and/or trim as necessary and replace with new wood . Siding may have to be spliced. All new wood will be prime painted only and will not match existing color. Siding may not match in existing milling. All joints and seams that are repaired will be caulked and sealed on a one time basis only. Owners or interested parties are strongly advised that these areas are to be kept well caulked and/or sealed in the future. Any minor damage in these areas during the course of repairs to framing will be treated with a Tim-bor wood preservative during the process of work. Care will be taken not to disturb any interior finished wall surfaces, any damage occurring to these areas would be repaired left ready for others to finish paint same. IF DAMAGE IS FOUND TO BE MORE EXTENSIVE INTO FRAMING A SUPPLEMENTAL REPORT WILL BE ISSUED WITH COST FOR WORK.

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Findings and Recommendations:

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

ITEM 4 There was damage noted to the roof line wood members at the approximate areas indicated on the diagram.

RECOMMENDATION Cut out and repair all damaged roof line wood members as required. New wood members will be prime painted, prime paint will not match in color. Milling of wood may not match. (IF ROOFING CAN BE REINSTALLED WE WILL MAKE NEEDED REPAIR)

IF ROOFING IS DAMAGED DURING THE COURSE OF REPAIRS. IT WILL BE OWNERS RESPONSIBILITY TO CONTACT A LICENSED ROOFING CONTRACTOR AFTER WOOD REPAIRS ARE DONE TO MAKE NECESSARY REPAIRS TO ROOF COVERING AS NEEDED.

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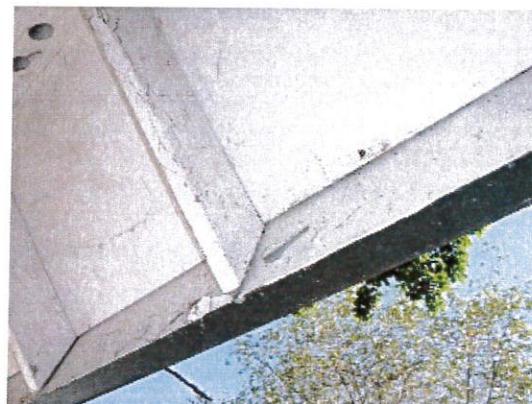
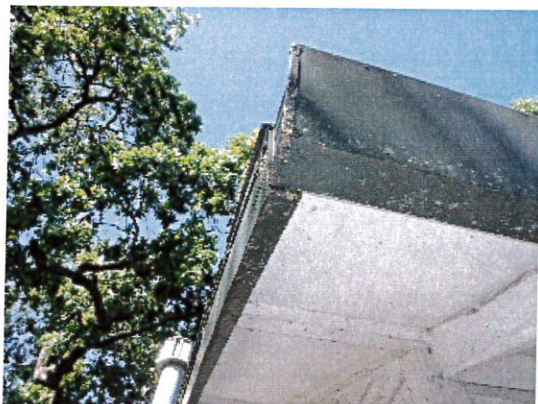
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Findings and Recommendations:

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

ITEM 5 Fungus damage was noted to the hand rail system.

RECOMMENDATION Perform spot repairs as needed, which will include the removal of the damage wood, replacement of new wood and painting with one coat of white primer. NOTE OWNERS OR INTERESTED PARTIES ARE ADVISED THAT OTHER HAND RAILS ARE WEATHERED AND WE STRONGLY ADVISE THAT OWNERS OR INTERESTED PARTIES KEEP ALL EXTERIOR HAND RAIL SURFACES WELL SANDED, PAINTED AND/OR SEALED AND REPLACED AS WHEN NEEDED IN THE FUTURE.

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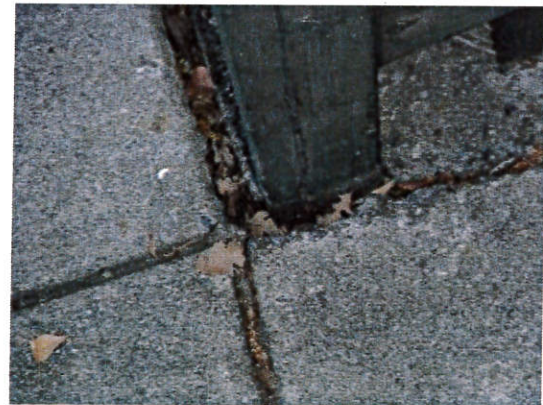
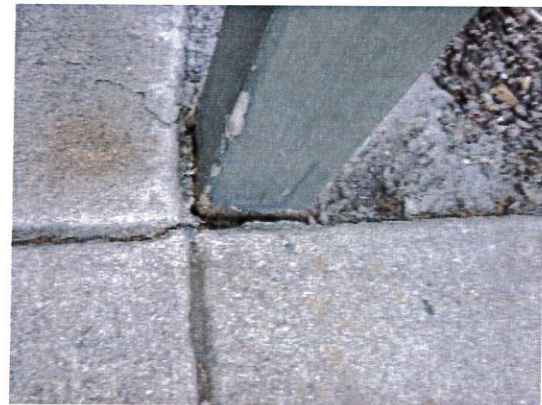
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***** This is a Section 1 Item *****

ITEM 6 Fungus has damaged the lower base framing at the area indicated on the diagram.

RECOMMENDATION Cut back the concrete step to expose the trapped siding. Remove the siding and damaged framing. Replace with new material. Install new flashing and repair the concrete as found necessary. Repair the siding around the step as found necessary.

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Findings and Recommendations:

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

ITEM 7 Fungus has damaged these utility doors.

RECOMMENDATION Install a new utility doors. Prime paint only.



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

ITEM 8 Fungus has damaged these side doors.

RECOMMENDATION Install new exterior grade pre hung doors. Prime paint only.

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Findings and Recommendations:

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

ITEM 9 Fungus infected cellulose debris was noted to be scattered on the substructure soil.

RECOMMENDATION Remove and dispose of all cellulose debris of a size large enough to be raked.



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

ITEM 10 NOTE THE ROOF COVERING, GUTTERS, AND DOWNSPOUTS WERE NOT INSPECTED. IF INTERESTED PARTIES ARE CONCERNED ABOUT THE INTEGRITY OF THE ROOF AREA, A LICENSED ROOFING CONTRACTOR SHOULD BE EMPLOYED TO INSPECT AND REPAIR AS FOUND TO BE NECESSARY.

***** Information Item *****

ITEM 11 NOTE EXTERIOR SURFACES WERE EXAMINED. OWNERS AS A PART OF PROPERTY MAINTENANCE SHOULD MAKE SURE THAT ALL EXTERIOR ARE KEPT WELL PAINTED, STAINED, SEALED AS PART OF PROPERTY MAINTENANCE SO AS TO GAIN MAXIMUM SERVICEABILITY OF THESE AREAS.

***** Information Item *****

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Findings and Recommendations:

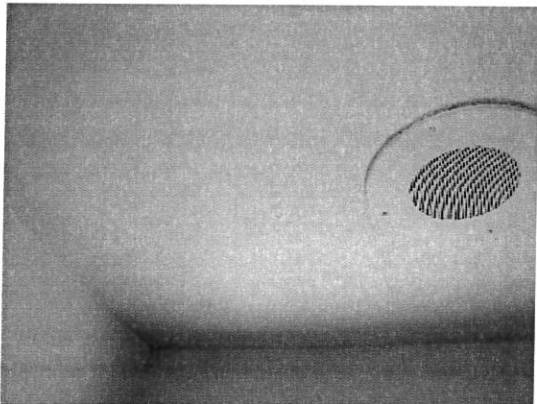
- ITEM 12 NOTE THERE WERE WATER STAINS NOTED TO THE LOWER BASE FRAMING IN THE SUBSTRUCTURE AT DIFFERENT LOCALITIES. EXAMINATION OF THESE AREAS DID NOT INDICATE ANY SIGNS OF MOISTURE INTRUSION AND/OR CURRENT LEAKAGE OR DAMAGE TO WARRANT MECHANICAL CHANGES. THIS IS POINTED OUT AS GENERAL INFORMATION AND FOR FUTURE IDENTIFICATION PURPOSES.
***** Information Item *****
- ITEM 13 The substructure was noted to be insulated which does hamper a complete examination of sub framing.

RECOMMENDATION Should owners or interested parties desire any additional evaluation of these areas after owner has insulation removed by others we would examine these area upon request.
***** Unknown Further Inspection Recommended *****
- ITEM 14 The concrete was noted to be built up over the siding and lower base framing.

RECOMMENDATION Owners should monitor these areas in the future.
***** This is a Section 2 Item *****
- ITEM 15 The womens bathroom floor surfaces did show signs of indications of moisture intrusion.

RECOMMENDATION Perform a Further Inspection into floor area which would include lifting the floor surfaces at areas where damage is indicated. Care will be taken to minimize any damage of the floor surface just in case there is no damage the flooring can be re-applied. After Further Inspection is performed a supplemental report would be issued stating the nature of repair. Cost of this Further Inspection is indicated on the Work Authorization. It should be pointed out that our cost does not include any repairing of the flooring at this time.
***** Unknown Further Inspection Recommended *****
- ITEM 16 At the ceiling there was evidence of moisture intrusion.

RECOMMENDATION Perform a Further Inspection in the area which will entail removal of sections of the sheet rock, enough to determine the amount of any damage at which time a supplemental report would be issued stating the method of repairs and cost estimate for repairs. Our cost at this time does not include any replacement of any sheet rock. This will be included in the supplemental report recommendations.



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

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Findings and Recommendations:

- ITEM 17 NOTE SOIL IN THE SUBSTRUCTURE WAS FOUND TO BE DRY. HOWEVER, SHOULD ANY EVALUATION OF DRAINAGE BE DESIRED WE WOULD ADVISE THAT YOU CONSULT A TRADESMAN SPECIALIZED IN THAT FIELD.
***** Information Item *****
- ITEM 18 NOTE THERE WERE WATER STAINS NOTED TO THE LOWER BASE FRAMING IN THE SUBSTRUCTURE AT DIFFERENT LOCALITIES. EXAMINATION OF THESE AREAS DID NOT INDICATE ANY SIGNS OF MOISTURE INTRUSION AND/OR CURRENT LEAKAGE OR DAMAGE TO WARRANT MECHANICAL CHANGES. THIS IS POINTED OUT AS GENERAL INFORMATION AND FOR FUTURE IDENTIFICATION PURPOSES.
***** Information Item *****



WORK AUTHORIZATION CONTRACT

Address of Property: 2079 Olympic Blvd, Walnut Creek CA 94595

Inspection Date: 4/29/2021

Report #: 20673

Title Co. & Escrow #:

SECTION 1

- 1 \$ 1535.00
- 2 \$ 4965.00
- 3 \$ 3750.00
- 4 \$ 2750.00
- 5 \$ 1725.00
- 6 \$ 6995.00
- 7 \$ 1165.00
- 8 \$ 1965.00
- 9 \$ 465.00

SECTION 2

- 14 OWNER

FURTHER INSPECTION

- 13 SEE REPORT
- 15 \$ 150.00
- 16 \$ 150.00

We Authorized the Following Section 1 Items to be Performed.

1, 2, 3, 4, 5, 6, 7, 8, 9

We Authorized the Following Section 2 Items to be Performed.

14

We Authorized the Following Items for Further Inspection.

13, 15, 16

Proposed Cost Section 1: \$25,315.00

Proposed Cost Section 2: \$0.00

Proposed Cost Fur.Insp.: \$300.00

Total: \$25,615.00

There is a minimum charge of \$300.00 for work ordered

MOLD DISCLAIMER

There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.

BY EXECUTING THIS WORK AUTHORIZATION CONTRACT, CUSTOMER ACKNOWLEDGES THAT HE OR SHE HAS BEEN ADVISED OF THE FOREGOING AND HAS HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL.]]

I have read this work authorization contract and WDO inspection 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

APPROVED AND READ BY: _____

DATE _____

ACCEPTED FOR: _____

DATE _____

WALLACE TERMITE



WORK AUTHORIZATION CONTRACT

Address of Property: 2079 Olympic Blvd, Walnut Creek CA 94595

Inspection Date: 4/29/2021

Report #: 20673

Title Co. & Escrow #:

CUSTOMER INFORMATION

The total amount of this contract is due and payable upon completion of the work listed above unless otherwise specified. Only the work specified in the contract is being done at this time due to owners wishes. ANY WORK PERFORMED AGAINST AN EXITSTING TITLE ESCROW WILL BE THE FINANCIAL RESPONSIBILITY OF THE PARTY ORDERING THE INSPECTION REPORT, IN THE EVENT OF A CANCELLED TITLE ESCROW.

Work completed (LABOR) by operator shall be guaranteed for a period of one year from completion. Toilet plumbing(parts supplied by this firm), showers, floors or any measures for the control of moisture are guaranteed for (30) days only. Chemical treats are guaranteed for one year. Only the areas treated are guaranteed.

Customer agrees to hold company harmless for any damage which may occur to plant life, wiring, trees, vines, pets, tile roofs, plumbing leaks, or changes beyond control of the company which may occur during the performance of this work. In case of non-payment by owner, reasonable attorney's fees and costs of collection shall be paid by the owner, whether suit be filled or not. A SERVICE CHARGE OF 1-1/2 PERCENT, PER MONTH WILL BE CHARGED ON ALL BALANCES OVER (30) DAYS. THE 1-1/2 PERCENT, PER MONTH, EQUALS 18 PERCENT PER ANNUM ON THE UNPAID BALANCES.

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 OUR COMPANY before a CERTIFICATION will be issued. We do not guarantee work completed by others. Any repairs completed by others must be guaranteed in writing and submitted to OUR COMPANY before a CERTIFICATION will be issued. This firm does not make statements concerning workmanship. Workmanship is only determinable by those paying for or receiving those services.

If at the time of repairs to decks, the damage is found to be more extensive, a Supplemental report will be given along with a bid for any other corrections that maybe necessary.

A re-inspection of specific items on the report or of any other conditions pertaining to this structure can be done at an ADDITIONAL COST PER TRIP. The re-inspection must be done within (4) months of the original inspection.

Our inspectors inspect from ground level only. Areas above 10 ft. will be inspected upon request and for additional fee.

NOTICE TO PROPERTY OWNERS : (Section 7018 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.

** NOTE ** : Inspection fee is billed separately above any work costs.

INVOICE

WALLACE TERMITE

331 Sunset Drive, Unit D
Antioch, CA 94509

Ph: (925) 706-2424 Fax: (925) 706-1729



DATE REPORT # ESCROW #
05/04/2021 20673

PROPERTY LOCATION
2079 Olympic Blvd, Walnut Creek CA 94595

TO: Keller Williams Realty Eastbay
1392 N. Civic Dr. Suite130
Walnut Creek, CA 94596
ATTN: Tom Casazza

177689	04/29/2021	Inspection	\$250.00
177778	05/04/2021	Payment	-\$250.00
Balance Due:			\$0.00

RETAIN THIS COPY FOR YOUR RECORDS

DUE AND PAYABLE UPON RECEIPT

1.5% per month charged on all past due accounts. This is an annual percentage rate of 18%

(Interest charged pursuant to the Robinson-Patman Act)

NOTICE: "Under the Mechanics' 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 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 own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

THANK YOU FOR YOUR BUSINESS