

TO: BOARD OF DIRECTORS  
FROM: BRUCE BUEL *BB*  
DATE: September 18, 2008



## OFFICE STRUCTURAL REPAIRS

### ITEM

Consider options to address office structural repairs [RECOMMEND APPROVAL].

### BACKGROUND

As with all infrastructure, periodic maintenance is necessary to maintain the integrity of a facility and ensure the longevity of a facility. The District office building at 148 South Wilson Street was built in 1997 and is now 11 years old. The exterior is showing signs of the need for some maintenance.

Attached is an inspection report prepared by Terminix International that identified several areas of fungus infection and damage to wood members as well as evidence of drywood termites. Terminix International recommends that the entire structure be fumigated and that all damaged wood members be repaired and sealed. The cost for the fumigation and repair work is \$9334.00. Staff proposes to schedule the fumigation work over the Veterans Day weekend, November 8 to November 11, to minimize the impact to the District's office operations.

Once the fumigation and wood replacement work is completed, staff will seek proposals for the Board's consideration to:

1. Extend the existing metal roofing to cover the existing rafters completely at the north and west patios and replace the rafter tails with a man made simulated wood project to reduce the need for future maintenance.
2. Paint the entire exterior of the office building to ensure that the entire exterior of building is sealed and waterproof.

The FY 08-09 Budget includes \$80,000 in the Administration Fund (Fund #110) for office structural repairs and painting.

### RECOMMENDATION

Staff recommends that your Honorable Board authorize the General Manager to execute a contract with Terminix International in the amount of \$9334 and authorize the General Manager to issue Change Orders with an aggregate Change Order total not to exceed \$2,000.

### ATTACHMENT

Terminix International Inspection Report for 148 S. Wilson Street, Nipomo, CA dated 8/5/2008

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street, City, Zip	Date of Inspection	No. of Pages
148	S WILSON, NIPOMO, CA, 93444	08/05/08	10
TERMINIX INTERNATIONAL #2313 2315 Meredith Lane, Suite P Santa Maria, CA 93455 Ph: (805) 928-7846 Fax: (805) 928-7101			
Firm Registration No. PR 0801	Report No. 45101	Escrow No.	
Ordered By: NIPOMO COMMUNITY P.O. BOX 326 NIPOMO CA 93444 929-1133 ATTN: LISA	Property Owner/Party of Interest: NIPOMO COMMUNITY P.O. BOX 326 NIPOMO CA 93444  NIPOMO COMMUNITY P.O. BOX 326 NIPOMO CA 93444	Report Sent To: NIPOMO COMMUNITY P.O. BOX 326 NIPOMO CA 93444 929-1133 ATTN: LISA	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: One story, commercial office building, occupied.		Inspection Tag Posted: In water heater closet  Other Tags Posted: None noted	
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 <input type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/> 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.			

NOTE: DIAGRAM IS DISPLAYED ON PAGE 2.

RECEIVED

AUG 11 2008

NIPOMO COMMUNITY  
SERVICES DISTRICT

Inspected By ANDRIA SPARKS License No. FR43176 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, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.  
 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. Copy of document found at www.NoNewWipTax.com

43M-41 (Rev. 10/01)



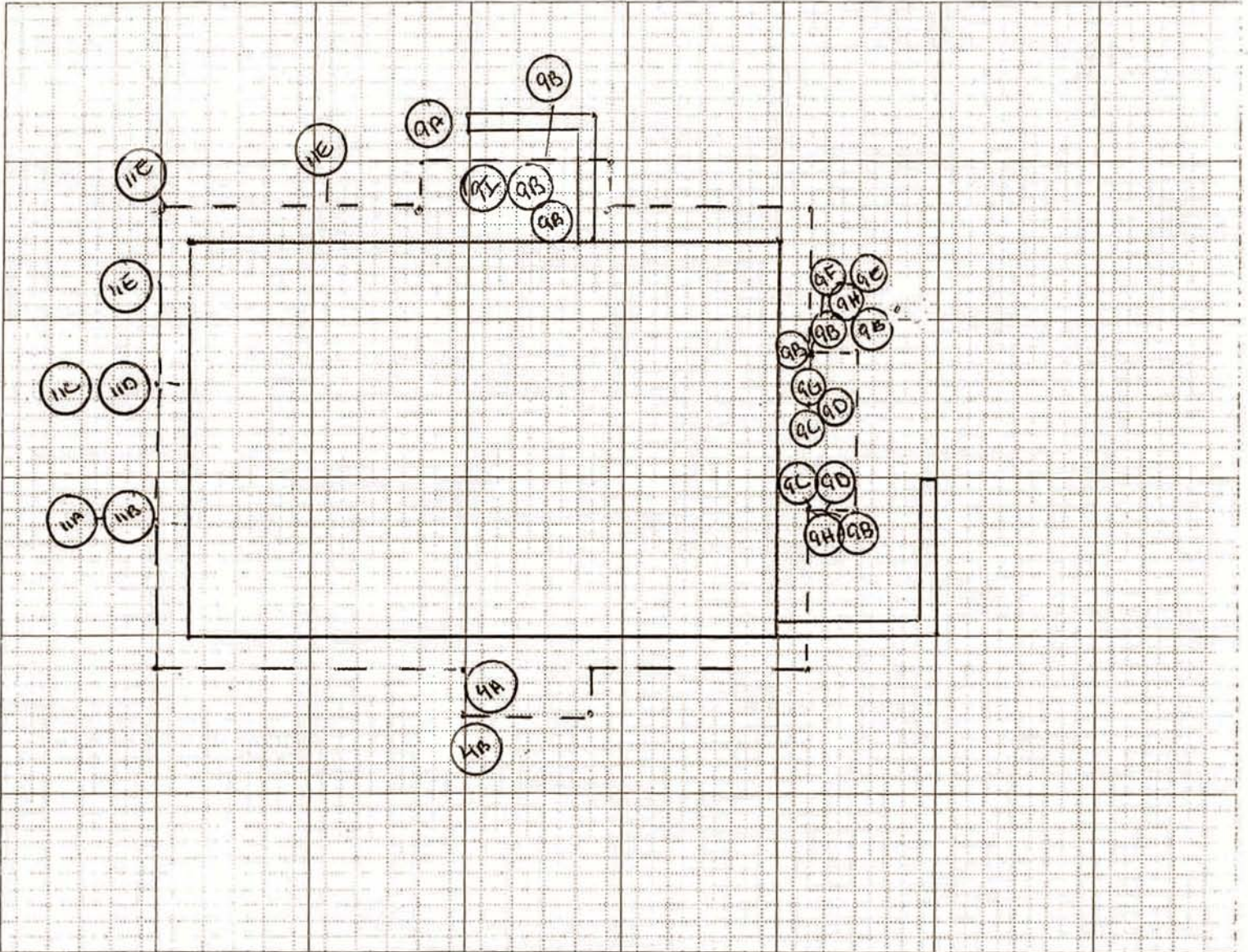
148 S WILSON, NIPOMO, CA, 93444

08/05/08

45101

BUILDING NO. STREET, CITY, STATE, ZIP

INSPECTION DATE REPORT NO.





148	S WILSON, NIPOMO, CA, 93444	08/05/08	45101
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

READ THIS DOCUMENT. It explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest and Organism Inspection Report.

A Wood Destroying Pest and Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections or conditions found. The contents of the Wood Destroying Pest and Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector or the company issuing this report. Nor does a Wood Destroying Pest and Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable "whole house" inspection company.

NOTE: THE FOLLOWING AREAS, WHEN THEY EXIST, ARE CONSIDERED INACCESSIBLE FOR INSPECTION: THE INTERIORS OF HOLLOW WALLS AND ALL ENCLOSED SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW; AREAS BETWEEN ABUTTING/ATTACHED ROW HOUSES, TOWNHOUSES, CONDOMINIUMS AND SIMILAR STRUCTURES; PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY INSULATION; PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY DUCTING, PORTIONS OF THE ATTIC OR ROOF CAVITY CONCEALED DUE TO AN INADEQUATE CRAWL SPACE; THE INTERIORS OF BOXED EAVES; EAVES CONCEALED BY PATIO COVERS OR OTHER ABUTMENTS; PORTIONS OF THE SUBAREA CONCEALED OR MADE INACCESSIBLE BY INSULATION; PORTE COCHERES; INCLOSED BAY WINDOWS; AREAS BENEATH WOOD FLOORS OVER CONCRETE; AREAS CONCEALED BY BUILT-IN CABINET WORK; AREAS CONCEALED BY FLOOR COVERINGS, SUCH AS WALL-TO-WALL CARPETING, LINOLEUM, CERAMIC TILE, ETC.; AND AREAS CONCEALED BY "BUILT-IN" APPLIANCES.

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 PREVENTED ACCESS.

THESE AREAS WILL BE INSPECTED FOR A 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 OPINION IS RENDERED CONCERNING CONDITIONS IN THESE AREAS AT THIS TIME.



148	S WILSON, NIPOMO, CA, 93444	08/05/08	45101
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

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 WOOD DESTROYING ORGANISMS ARE NOT PRESENT IN 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.

NOTE: A VISUAL INSPECTION WAS PERFORMED AND THE INSPECTOR DID NOT DEFACE NOR PROBE INTO FINISHED WINDOW OR DOOR FRAMES, TRIM WORK, FLOOR COVERINGS, WALLS, CEILINGS OR OTHER FINISHED SURFACES.

NOTE: THE OWNER OF THIS PROPERTY HAS CERTAIN RESPONSIBILITIES REGARDING THE NORMAL MAINTENANCE THAT PERTAINS TO THE DETERRENCE OF WOOD DESTROYING ORGANISMS. THESE NORMAL MAINTENANCE PROCEDURES INCLUDE, BUT ARE NOT LIMITED TO; MAINTENANCE OF THE ROOF, GUTTERS, AND DOWNSPOUTS; CAULKING AROUND DOORS, WINDOWS, VENTS, TUB AND SHOWER ENCLOSURES; KEEPING SOIL LEVELS BELOW THE TOP OF THE FOUNDATIONS; KEEPING STORED ITEMS (INCLUDING FIREWOOD) AT LEAST TWELVE (12") INCHES AWAY FROM THE STRUCTURE; ADJUSTING SPRINKLERS SO THAT THEY DO NOT SPRAY ONTO THE STRUCTURE; PROHIBITING SOIL TO CONTACT THE WOOD COMPONENTS OF THE STRUCTURE; AND PREVENTING VEGETATION OR OTHER ITEMS FROM BLOCKING VENTS.

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.



148 S WILSON, NIPOMO, CA, 93444  
BUILDING NO. STREET, CITY, STATE, ZIP

08/05/08 45101  
INSPECTION DATE REPORT NO.

NOTICE TO OWNER/TENANT

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 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, headache, dizziness, nausea, tearing, coughing, nose and throat irritation or develop shortness of breath, double vision, unusual drowsiness and weakness, or tremors, contact your physician or poison control center (see below) and your pest control operator immediately.

For further information contact the following:

- TERMINIX INTERNATIONAL ..... (800) TERMINIX
  - POISON CONTROL CENTER ..... (800) 876-4766
  - Health Questions -- COUNTY HEALTH DEPARTMENT ..... (805) 781-5500
  - Application Information -- COUNTY AGRICULTURAL COMMISSIONER . (805) 781-5910
  - Regulatory Information -- STRUCTURAL PEST CONTROL BOARD ..... (916) 561-8700
- 1418 Howe Avenue, Suite 18, Sacramento, CA 95825

One or more of the following chemicals may be applied to your property:

- ADVANCE TBS (Diflubenzuron) BORA-CARE (Disodium Octaborate Tetrahydrate)
- CY-KICK (Cyfluthrin)
- DRIONE INSECTICIDE DUST (Amor, Silica Aerogel, Pyrethrins, Piperonyl Butoxide)
- PRELUDE (Permethrin) PREMISE 75 INSECTICIDE (Imidacloprid)
- PT TRI-DIE DUST (Amor, Silica Aerogel, Pyrethrins, Piperonyl Butoxide)
- RECRUIT AG (Hexaflumuron) RECRUIT III (Noviflumuron)
- RECRUIT III AG (Noviflumuron) TEMPO 20WP (Cyfluthrin)
- TEMPO SC ULTRA (Cyfluthrin) TIM-BOR (Disodium Octaborate Tetrahydrate)
- TERMIDOR SC (Fipronil) TERMIDOR WP (Fipronil)
- T-MAX (Noviflumuron) T-MAX AG (Noviflumuron)
- METHYL BROMIDE (Methyl Bromide) VIKANE (Sulfuryl Fluoride)

NOTE: Choropicrin is used as a "warning agent" on all structural fumigations.

**NOTICE:** 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 INSPECTION. THE REINSPECTION MUST BE DONE WITHIN TEN WORKING DAYS OF REQUEST. THE REINSPECTION IS A VISUAL INSPECTION AND IF INSPECTION OF CONCEALED AREAS ARE DESIRED, INSPECTION OF WORK IN PROGRESS WILL BE NECESSARY. ANY GUARANTEES MUST BE RECEIVED FROM PARTIES PERFORMING THE REPAIRS.



148	S WILSON, NIPOMO, CA, 93444	08/05/08	45101
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

NOTE: THE EXTERIOR AREAS OF THIS STRUCTURE WERE VISUALLY INSPECTED FROM THE GROUND LEVEL. AREAS OF THE EXTERIOR THAT EXHIBITED VISIBLE SIGNS OF INFESTATION, INFECTION OR DAMAGE FROM SAME WILL BE DESCRIBED IN THE BODY OF THIS REPORT.

NOTE: PLUMBING WAS TESTED EXCEPT THE DISHWASHER AND THE GARBAGE DISPOSAL AT THE TIME OF THE INSPECTION UNLESS OTHERWISE SPECIFIED. WE ARE NOT RESPONSIBLE FOR ANY LEAKS THAT DEVELOP AFTER THE INSPECTION HAS BEEN MADE.

This property was not inspected for the presence or absence of health related molds or fungi. By California law, we are neither qualified, authorized, nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence of health related molds or fungi, you should contact an industrial hygenist.

The Structural Pest Control Board Mold Policy Statement is as follows:

"Molds, sometimes called mildew, are not wood-destroying organsims. Branch 3 licensees do not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health. This does not modify the Structural Pest Control Act or related regulations."

This statement is being provided to you for informational purposes.

NOTE: 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 CONTRACTOR'S STATE LICENSE BOARD.

NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (i.e. termite infestation, 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.

PLEASE SEE "GENERAL NOTES" FOLLOWING THE "FINDINGS AND RECOMMENDATIONS" FOR ADDITIONAL CONDITIONS GOVERNING THIS REPORT.

NOTE: 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 AREAS 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.

#### SUBSTRUCTURE AREAS:

NOTE: SUBSTRUCTURE IS A SLAB.

148	S WILSON, NIPOMO, CA, 93444	08/05/08	45101
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

**STALL SHOWER:**

NOTE: NO STALL SHOWER PRESENT.

**FOUNDATIONS:**

NOTE: FOUNDATION IS CONCRETE SLAB AND ABOVE GRADE.

**PORCHES - STEPS:**

NOTE: PORCHES/STEPS ARE CONCRETE/EARTH-FILLED AND APPEARS SEALED.

Item 4A: FINDING: Fungus infection and damage at/in the porch column post due to exposure to weather.

RECOMMENDATION: Remove the fungus infected and damaged component(s) and replace with new material. Seal wood components with paint or other moisture sealant that is resistant to weather.

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

Item 4B: FINDING: Evidence of drywood termites was noted at/in the beam.

RECOMMENDATION: Remove or cover accessible drywood termite fecal pellets.

RECOMMENDATION: Fumigate the entire structure with an approved fumigant for the eradication of drywood termites.

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

NOTE: THIS COMPANY CANNOT BE HELD RESPONSIBLE FOR DAMAGE TO VEGETATION. IT MAY BE NECESSARY TO REMOVE A PORTION OR ALL OF THE VEGETATION TO COMPLETE THE RECOMMENDATION ABOVE.

**VENTILATION:**

NOTE: VENTILATION, APPEARS ADEQUATE AND ABOVE GRADE.

**ABUTMENTS:**

NOTE: ABUTMENTS ARE INACCESSIBLE.

**ATTIC SPACES:**

NOTE: ATTIC SPACE IS PARTIALLY ACCESSIBLE AND INSULATED.

**GARAGES:**

NOTE: NO GARAGES PRESENT.

**DECKS - PATIOS:**

NOTE: DECKS/PATIOS ARE CONCRETE SLAB AND COVERED.

Item 9A: FINDING: Evidence of drywood termites was noted at/in the joist.

RECOMMENDATION: Remove or cover accessible drywood termite fecal pellets.

RECOMMENDATION: Fumigate the entire structure with an approved fumigant for the eradication of drywood termites.

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



148	S WILSON, NIPOMO, CA, 93444	08/05/08	45101
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

## DECKS - PATIOS:

NOTE: THIS COMPANY CANNOT BE HELD RESPONSIBLE FOR DAMAGE TO VEGETATION. IT MAY BE NECESSARY TO REMOVE A PORTION OR ALL OF THE VEGETATION TO COMPLETE THE RECOMMENDATION ABOVE.

Item 9B: FINDING: Fungus infection and damage at/in the patio cover joist due to exposure to weather.

RECOMMENDATION: Remove the fungus infected and damaged component(s) and replace with new material. Seal wood components with paint or other moisture sealant that is resistant to weather.

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

Item 9C: FINDING: Evidence of drywood termites was noted at/in the column trim.

RECOMMENDATION: Remove or cover accessible drywood termite fecal pellets.

RECOMMENDATION: Fumigate the entire structure with an approved fumigant for the eradication of drywood termites.

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

NOTE: THIS COMPANY CANNOT BE HELD RESPONSIBLE FOR DAMAGE TO VEGETATION. IT MAY BE NECESSARY TO REMOVE A PORTION OR ALL OF THE VEGETATION TO COMPLETE THE RECOMMENDATION ABOVE.

Item 9D: FINDING: Drywood termites have damaged the trim at/in the column.

RECOMMENDATION: Remove the damaged wood member(s). Replace the damaged wood with new material. See recommendations in this report for the control of drywood termites.

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

Item 9E: FINDING: Evidence of drywood termites was noted at/in the post.

RECOMMENDATION: Remove or cover accessible drywood termite fecal pellets.

RECOMMENDATION: Fumigate the entire structure with an approved fumigant for the eradication of drywood termites.

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

NOTE: THIS COMPANY CANNOT BE HELD RESPONSIBLE FOR DAMAGE TO VEGETATION. IT MAY BE NECESSARY TO REMOVE A PORTION OR ALL OF THE VEGETATION TO COMPLETE THE RECOMMENDATION ABOVE.

Item 9F: FINDING: Drywood termites have damaged the post at/in the column.

RECOMMENDATION: Remove the damaged wood member(s). Replace the damaged wood with new material. See recommendations in this report for the control of drywood termites.

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



148 S WILSON, NIPOMO, CA, 93444  
BUILDING NO. STREET, CITY, STATE, ZIP

08/05/08 45101  
INSPECTION DATE REPORT NO.

**DECKS - PATIOS:**

Item 9G: FINDING: Fungus infection and damage at/in the column post due to exposure to weather.

RECOMMENDATION: Remove the fungus infected and damaged component(s) and replace with new material. Seal wood components with paint or other moisture sealant that is resistant to weather.

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

Item 9H: FINDING: Fungus infection and damage at/in the column trim due to exposure to weather.

RECOMMENDATION: Remove the fungus infected and damaged component(s) and replace with new material. Seal wood components with paint or other moisture sealant that is resistant to weather.

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

Item 9I: FINDING: Fungus infection and damage at/in the patio cover blocking due to exposure to weather.

RECOMMENDATION: Remove the fungus infected and damaged component(s) and replace with new material. Seal wood components with paint or other moisture sealant that is resistant to weather.

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

**OTHER - EXTERIORS:**

Item 11A: FINDING: Evidence of drywood termites was noted at/in the column trim.

RECOMMENDATION: Remove or cover accessible drywood termite fecal pellets.

RECOMMENDATION: Fumigate the entire structure with an approved fumigant for the eradication of drywood termites.

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

NOTE: THIS COMPANY CANNOT BE HELD RESPONSIBLE FOR DAMAGE TO VEGETATION. IT MAY BE NECESSARY TO REMOVE A PORTION OR ALL OF THE VEGETATION TO COMPLETE THE RECOMMENDATION ABOVE.

Item 11B: FINDING: Drywood termites have damaged the trim at/in the column.

RECOMMENDATION: Remove the damaged wood member(s). Replace the damaged wood with new material. See recommendations in this report for the control of drywood termites.

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



148	S WILSON, NIPOMO, CA, 93444	08/05/08	45101
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

**OTHER - EXTERIORS:**

Item 11C: FINDING: Evidence of drywood termites was noted at/in the post.

RECOMMENDATION: Remove or cover accessible drywood termite fecal pellets.

RECOMMENDATION: Fumigate the entire structure with an approved fumigant for the eradication of drywood termites.

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

NOTE: THIS COMPANY CANNOT BE HELD RESPONSIBLE FOR DAMAGE TO VEGETATION. IT MAY BE NECESSARY TO REMOVE A PORTION OR ALL OF THE VEGETATION TO COMPLETE THE RECOMMENDATION ABOVE.

Item 11D: FINDING: Drywood termites have damaged the post at/in the column.

RECOMMENDATION: Remove the damaged wood member(s). Replace the damaged wood with new material. See recommendations in this report for the control of drywood termites.

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

Item 11E: FINDING: Fungus infection and damage at/in the rafter tail due to exposure to weather.

RECOMMENDATION: Remove the fungus infected and damaged component(s) and replace with new material. Seal wood components with paint or other moisture sealant that is resistant to weather.

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

**GENERAL NOTES:**

THANK YOU FOR CALLING TERMINIX. SHOULD YOU HAVE ANY QUESTIONS REGARDING THIS REPORT, PLEASE CALL (800) 452-3025.



2315 Meredith Lane, Suite P  
Santa Maria, CA 93455  
Ph: (805) 928-7846 Fax: (805) 928-7101



### WORK AUTHORIZATION CONTRACT

Address of Property: 148 S WILSON, NIPOMO, CA, 93444  
Inspection Date: 08/05/2008  
Report #: 45101  
Title Co. & Escrow #:

**SECTION 1**

**SECTION 2**

**FURTHER INSPECTION**

4A: \$ 625.00  
4B: \$ 5084.00  
9A: SEE 4B  
9B: \$ 825.00  
9C: SEE 4B  
9D: \$ 325.00  
9E: SEE 4B  
9F: \$ 625.00  
9G: SEE 9F  
9H: SEE 9F  
9I: \$ 500.00  
11A: SEE 4B  
11B: \$ 250.00  
11C: SEE 4B  
11D: \$ 325.00  
11E: \$ 775.00

We Authorize the Following  
Section 1 Items to be Performed.

4A,4B,9A,9B,9C,9D,9E,9F,9G,9H,  
9I,11A,11B,11C,11D,11E

We Authorize the Following  
Section 2 Items to be Performed.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

We Authorize the Following  
Items for Further Inspection.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed Cost Section 1: \$ 9334.00

Proposed Cost Section 2: \$ 0.00

Proposed Cost Fur.Insp.: \$ 0.00

Total - All Sections: \$ 9334.00

**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

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 terms thereof.

APPROVED AND READ BY: \_\_\_\_\_

DATE \_\_\_\_\_

ACCEPTED FOR:  
TERMINIX INTERNATIONAL #2313

DATE \_\_\_\_\_



TERMINIX INTERNATIONAL #2313

Page 2

2315 Meredith Lane, Suite P  
 Santa Maria, CA 93455  
 Ph: (805) 928-7846 Fax: (805) 928-7101

**TERMINIX**  
 The Nationwide Pest Control Experts

## WORK AUTHORIZATION CONTRACT

Address of Property: 148 S WILSON, NIPOMO, CA, 93444  
 Inspection Date: 08/05/2008  
 Report #: 45101  
 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 EXISTING 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 filed 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 are not equipped with 40 ft. ladders therefore all two story building will not be inspected at the eaves unless requested.

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.