

**INVOICE / STATEMENT**  
**THOMAS TERMITE CONTROL, INC.**  
13827 FAMILY CIRCLE  
GRASS VALLEY CA 95945  
Tel (530)273-7468

Date: 5/23/2022  
Report Number: 20673  
Invoice Number: 20673  
Escrow Number: N/A

Property Inspected: **JEFF BOSSHARD, TRUSTEE OF CARSON**  
**P.O. BOX 606**  
**FREEDOM, CA. 95019**

Bill To: **TERESA DIETRICH**  
**goldcountryranches@gmail.com**  
**PENN VALLEY, CA. 95946**

Inspection Amount:	\$190.00
Contract:	\$0.00
Labor/Materials:	\$0.00
Miscellaneous:	\$0.00
Interest:	\$0.00

**Invoice Total:** \$190.00

Payments: \$0.00  
Additional Charge: \$0.00

**Total Due: \$190.00**

Description of Service

WE DO NOT TAKE CREDIT CARDS, PLEASE MAIL US A CHECK AS SOON AS POSSIBLE.

RETAIN THIS COPY FOR YOUR RECORDS

**THANK YOU FOR YOUR BUSINESS**

CUT HERE

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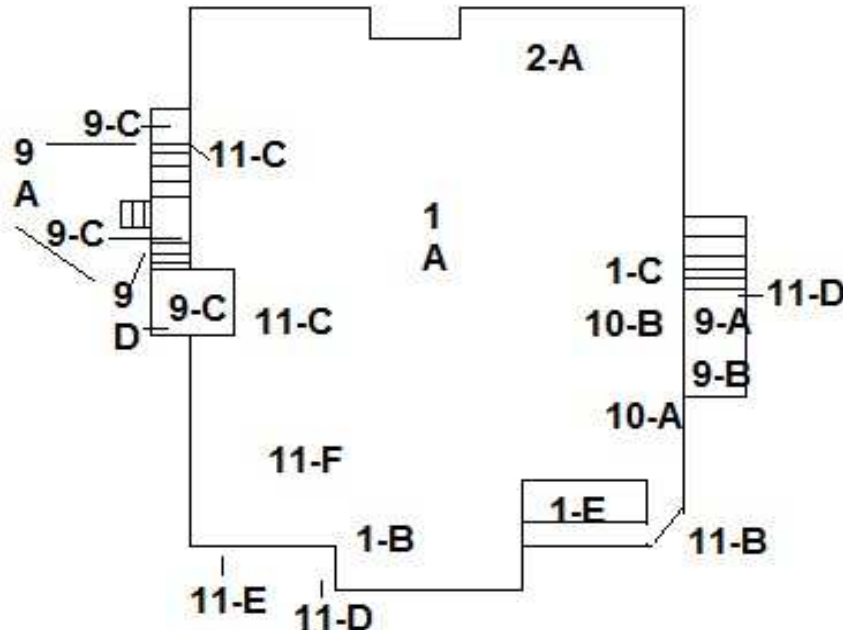
RETURN THIS COPY WITH REMITTANCE

**THANK YOU FOR YOUR BUSINESS**

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 12032	Street HUTTO ROAD	City PENN VALLEY	Zip 95946	Date of Inspection 5/23/2022	Number of Pages 4
<b>THOMAS TERMITE CONTROL, INC.</b> <b>13827 FAMILY CIRCLE</b> <b>GRASS VALLEY CA 95945</b> <b>Tel (530)273-7468</b> <b>bugdude58@gmail.com</b>				Report # : 20673 Registration # : PR-3900 Escrow # : N/A <input type="checkbox"/> CORRECTED REPORT	
Ordered by: TERESA DIETRICH goldcountryranches@gmail.com PENN VALLEY, CA. 95946		Property Owner and/or Party of Interest: DR. JEFF BOSSHARD, TRUSTEE P.O. BOX 606 (831-818-9806) FREDOM, CA. 95019 jeffbosshard@gmail.com		Report sent to: SAME	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
GENERAL DESCRIPTION: ONE DOUBLE WIDE MODULAR HOME				Inspection Tag Posted:	
				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 <input checked="" type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input type="checkbox"/> 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					

**Diagram Not To Scale**



Inspected By: Mike Thomas

State License No. OPR7671

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, 95815-3831.

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](http://www.pestboard.ca.gov). 43M-41 (Rev. 10/01)

# THOMAS TERMITE CONTROL, INC.

Page 2 of inspection report

12032	HUTTO ROAD	PENN VALLEY	CA	95946
Address of Property Inspected		City	State	Zip
	5/23/2022	20673	N/A	
Stamp No.	Date of Inspection	Co. Report No.	Escrow No.	

## **WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.**

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection.

**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.**

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. **OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.**

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

All pesticides and fungicides must be applied by a state certified applicator (sec. 8555 Business and Professions Code Division 3) and in accordance with the manufacturer's label requirements.

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.

**“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.”**

**This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. 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 like conditions, please contact the appropriate mold professional.**

# THOMAS TERMITE CONTROL, INC.

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12032	HUTTO ROAD	PENN VALLEY	CA	95946
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ABESTOS STATEMENT: Reference AB2040, SB2572 and General Industry Safety Order 5208. This report does not include repairs that require contact with materials containing asbestos. Thomas Termite, Inc., or it's employees are not state licensed in asbestos analysis, and cannot make any representation about possible presence, or non-presence of asbestos containing materials. NOTE: ANY TRASH OR DEBRIS GENERATED FROM ANY WORK BEING PERFORMED BY THIS COMPANY WILL NOT BE HAULED AWAY BY THIS COMPANY UNLESS PRIOR ARRANGEMENTS ARE MADE AND FOR AN ADDITIONAL COST, OWNER IS RESPONSIBLE FOR ANY TRASH OR DEBRIS LEFT ON SITE.

NOTE: IN PERFORMING WORK AND FURTHER INSPECTING, FURTHER CONDITIONS COULD BE FOUND TO EXIST WHICH ARE NOT VISIBLE AT THIS TIME, THIS COULD MAKE COSTS GO HIGHER IF FURTHER DAMAGE IS FOUND TO EXIST.

NOTE: THIS AREA IS PRONE FOR ANT INFESTATIONS, OWNER SHOULD KEEP TREE LIMBS CUT BACK AWAY FROM HOUSE, OWNER MAY WANT TO CONTACT PEST CONTROL SERVICES FOR ANY ANT CONTROL.

NOTE: OUR INSPECTION IS GROUND LEVEL VISUAL INSPECTION ONLY, FURTHER CONDITIONS COULD BE FOUND WHICH ARE NOT VISIBLE TO ANY AREAS OF OVERHANGS OR RAFTERS. WE DO NOT DEFACE STRUCTURE WHEN INSPECTING. WE DO NOT IDENTIFY ANY MOLD CONDITIONS, REFER TO OTHER TRADES CONCERNING ANY MOLDS.

SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT 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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.

BELOW EACH ITEM NUMBER OF THIS REPORT IS ONE OF THE FOLLOWING CODES: S1= SECTION I ITEM, S2= SECTION TWO ITEM, FI= FURTHER INSPECTION ITEM, BLANK= INFORMATIONAL ITEM OR AN ITEM REQUIRING ACTION BY OWNER OR PARTY OF INTEREST.

NOTE: ANY BUILDING PERMITS ARE UP TO OWNER TO GET AND PAY FOR, THIS COMPANY DOES NOT INCLUDE ANY BUILDING PERMIT FEES IN THEIR BIDS. OUR REPORTS MAY BE GIVEN TO CONTRACTORS TO GIVE THEIR OWN BID FOR REPAIRS.

NOTE: FURTHER INSPECTIONS COULD REVEAL FURTHER CONDITIONS WHICH COULD MAKE COSTS GO HIGHER.

## SUBSTRUCTURE:

01A: FINDING: There is a vapor barrier on subfloor so same is inaccessible for inspection due to vapor barrier.

01B: FINDING: We noted cardboard in subarea, same showed old signs of subterranean termites, owner should remove all cardboard as infestation can occur on a daily basis.(S2)

01C: FINDING: Vapor barrier is torn open at the subfloor, same shows discoloration to what appears to be subfloor and possibly a metal pan in this area, we could not determine, refer to other trades.(FI)

01D: FINDING: Some earthwood contacts were noted at the piers. Concrete piers are at grade footings with pad on top.

RECOMMENDATIONS: Remove soil and further inspect. NOTE: FURTHER INSPECTIONS COULD REVEAL FURTHER CONDITIONS.(FI)

01E: FINDING: There is inaccessible area, which has a storage platform, same is inaccessible for inspection. RECOMMENDATIONS: Open this area up, further inspect. NOTE: FURTHER INSPECTIONS COULD REVEAL FURTHER CONDITIONS.(FI)

## BATHROOM:

02A: FINDING: Master bathroom stall shower is fiberglass, sheetrock on bedroom wall opposite shower is discolored, refer to other trades. Appears to have a leak at the fixture.

RECOMMENDATIONS: Owner should refer to other trades to open this area up to determine if there is a leak and correct leak if so. NOTE: FURTHER INSPECTIONS COULD REVEAL FURTHER CONDITIONS.(FI)

02B: FINDING: Hallway bathroom tub enclosure is fiberglass, fixtures are apart and do not work at this time, owner should refer to other trades to correct.(S2)

## ATTIC:

07A: FINDING: FINDING - We render no opinion on roof coverings or flashings, interested parties should contact a licensed roofer for condition of same. There is no attic space.

## DECK:

# THOMAS TERMITE CONTROL, INC.

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09A: FINDING: Decking shows fungus damage and surface fungus.  
RECOMMENDATIONS: Remove all decking, further inspect pressure treated framing, replace with new decking.(S1)

09B: FINDING: Rails are falling off and have fungus damage.  
RECOMMENDATIONS: Remove fungus damaged areas, replace with new material, owner should resecure rails and maintain.(S1)

09C: FINDING: Fungus damage was noted to decking at the pressure treated joists.  
RECOMMENDATIONS: Remove fungus damaged rails, replace with new material.(S1)

09D: FINDING: Joist is broken and show fungus damage.  
RECOMMENDATIONS: Remove fungus damaged areas, replace with new material.(S1)

09E: FINDING: End of four by twelve shows fungus damage.  
RECOMMENDATIONS: Cut back four by twelve to good material, splice in with new material.(S1)

OTHER:  
10A: FINDING: Discoloration was noted under the kitchen sink area to sheetrock, owner should refer to other trades.(S2)

10B: FINDING: Water stains were noted with damage at the wall at kitchen cabinet, hot water heater area cabinet shows damage also.  
RECOMMENDATIONS: Remove all damaged areas, replace with new material.(S1)

OTHER:  
11A: FINDING: Eaves are inaccessible for inspection.

11B: FINDING: Trim shows damage at the siding and blocking.  
RECOMMENDATIONS: Remove damaged areas, replace with new material.(S1)

11C: FINDING: Door frame is badly weathered, cracked and split, owner should maintain and replace as decay occurs.(S2)

11D: FINDIGN: Facia shows damage.  
RECOMMENDATIONS: Remove damaged facia, replace with new material.(S1)

11E: FINDING: There is wood pecker damage at the eaves, holes were noted, owner should try and keep wood peckers away and keep all holes sealed up.(S2)

11F: FINDING: Barge rafter needs attention, owner should maintain and replace as decay occurs.(S2)

FTB-RYFR