WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Street address	City	State / ZIP	Date of inspection	Pages
1427 Juniper Lane	Sacramento	CA 95818	07/10/2026	9

GS

Golden State Structural Pest
1840 Orchard Way
Sacramento, CA 95818
(916) 555-0142
reports@goldenstatestructuralpest.com

Report **Report #1048**
Registration **PR 6418**
Escrow No. **4821**

Ordered by	Property owner and party of interest	Report sent to
Taylor Morgan 1427 Juniper Lane Sacramento, CA 95818	Taylor Morgan 1427 Juniper Lane Sacramento, CA 95818	Taylor Morgan Avery Chen River City Realty Capital City Escrow

Complete Report ☒ Limited Report ☐ Supplemental Report ☐ Reinspection Report ☐

General description
One-story, wood-framed single-family residence built in 1948, with a raised foundation, composition shingle roof, attached two-car garage, and rear wood deck. The residence was occupied and furnished at the time of inspection.

Inspection tag posted
Garage wall, left of the electrical panel

Other tags posted
None

An inspection has been made of the structure or structures 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 / Dry Rot ☒ Other Findings ☒ Further Inspection ☒

If any of the above boxes are checked, it indicates that there were visible problems in accessible locations. Read the report for details on checked items.

Inspection diagram on page 2

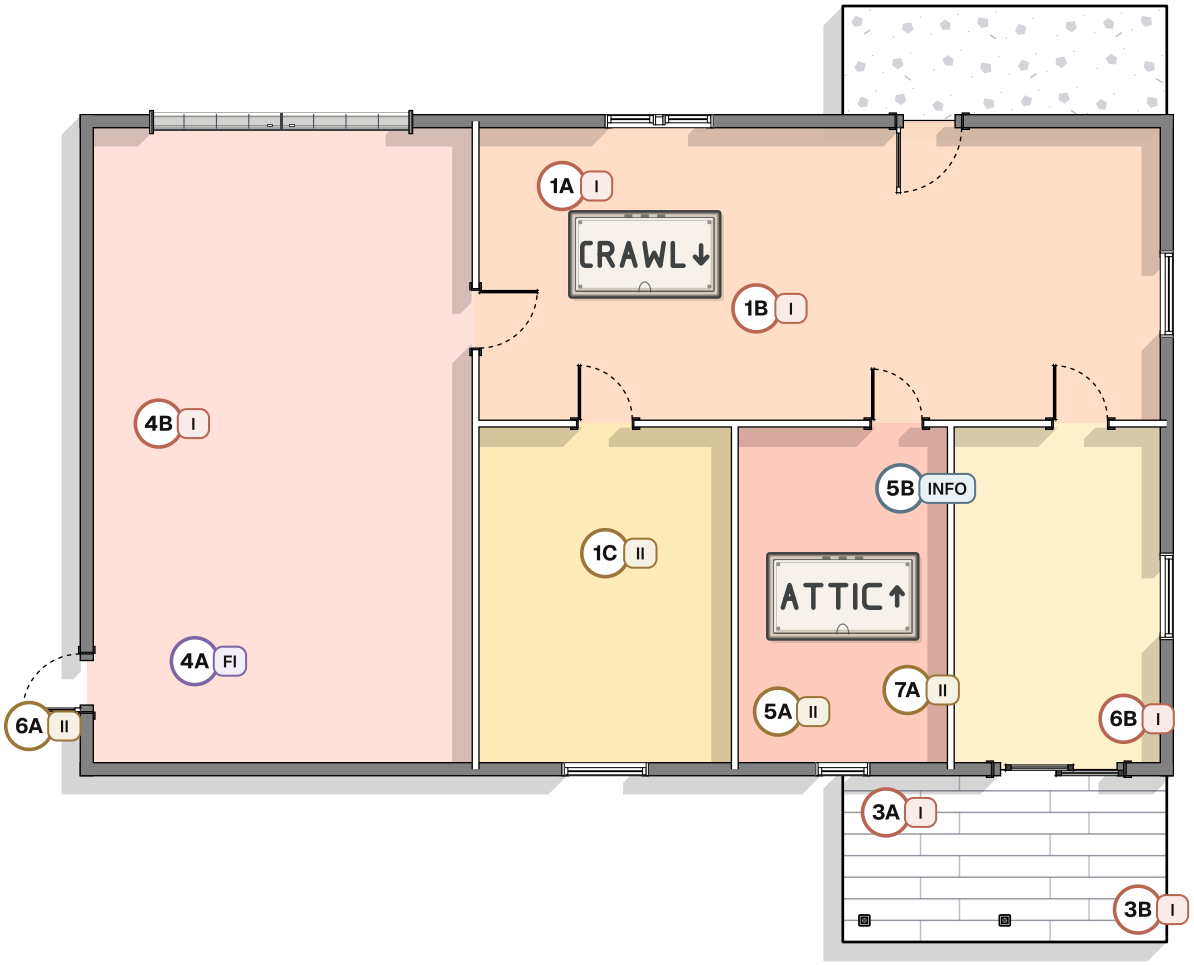
Inspected by: Jordan Lee **State License No:** OPR 13874 **Signature:** Jordan Lee

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 the Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815.

Questions or problems concerning this 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.

Inspection diagram

Diagram not to scale.



I Section I | II Section II | FI Further inspection | INFO Information item

Scope, limitations, and required notices

This report documents visible evidence of wood-destroying pests and organisms and recommendations for reported conditions. This inspection is limited to the visible and accessible portions of the structure identified in the report and on the diagram. It is not a general building or mold inspection and does not evaluate overall structural integrity, plumbing, electrical, mechanical, roofing, indoor air quality, or health effects. Questions about mold, indoor air quality, or health effects should be directed to an appropriately qualified professional. This is a visual, non-destructive inspection. Finished surfaces and building materials are not opened, removed, or damaged to expose concealed conditions. Unless this report states otherwise, furniture, appliances, floor coverings, and stored contents were not moved or disturbed during the inspection. Further inspection may be recommended when an inaccessible or uninspected area can reasonably be made accessible. This report describes conditions observed on the inspection date and is not a warranty or guarantee against infestations, infections, damage, or other conditions that may develop or become visible afterward. Hidden infestations, infections, damage, or adverse conditions may exist in areas that were not visible or accessible at the time of inspection, and the company assumes no liability for those hidden conditions. If a problem is discovered that was not disclosed during the inspection, do not disturb the area. Contact the company promptly so the problem area can be inspected and properly evaluated.

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 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.

Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.

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.

Findings and recommendations

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:** Section II 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 I or Section II. INFORMATION ITEM:** Information items document observations or inspection context for the reader. They do not identify a Section I, Section II, or Further Inspection condition. They may include non-priced advisory recommendations, but not estimated corrective work.

1 Substructure

1A - Section I

Finding

Active subterranean termite shelter tubes were found on the north stem wall and on two piers below the kitchen. Live worker termites were present when one tube was opened.

Recommendation Estimate: $950

Remove the accessible shelter tubes. Treat the soil along the north stem wall and around the two affected piers with Termidor HE by trenching and rodding. This treatment also covers items 4B and 6A.

> **Notes**
> Framing next to the tubes was probed and was firm, except for the joist reported in 1B.


Shelter tubes on the north stem wall


Shelter tube on a crawlspace pier


Live workers in an opened tube

1B - Section I

Finding

Subterranean termite damage was found along the bottom edge of one 2x8 floor joist below the kitchen sink wall. About four feet of the joist is damaged.

Recommendation Estimate: $1,450

Sister a new full-length 2x8 to the damaged joist with structural screws. Treat the new and adjoining framing with Tim-bor, a borate wood treatment.

1B - Section I · Continued

Secondary recommendation Bid on request

Remove and replace the damaged joist. A separate bid will follow once the plumbing above it has been checked.



Damaged joist below the kitchen

1C - Section II

Finding

Standing water and wet soil were found in a low spot of the crawlspace below the rear bedroom. The plastic vapor barrier is torn and pushed aside here. No wood damage was found nearby.

Recommendation Estimate: $1,850

Pump out the standing water, fill and level the low spot, and install a new 6-mil vapor barrier over the full crawlspace floor. Have a licensed contractor find and correct the source of the water.



Standing water below the rear bedroom



Torn vapor barrier

3 Porches & decks

3A - Section I

Finding

Fungus damage (dry rot) was found in the rear deck ledger and the rim joist behind it, next to the rear slider. The joist hangers at this connection are rusted.

Recommendation Bid on request

Remove the deck boards over the ledger. Replace the ledger and the damaged rim joist, and install new flashing and joist hangers. More damage may be found once the area is open.

Secondary recommendation Estimate: $920

Replace only the visibly damaged six-foot section of ledger and install new joist hangers at that section.

3A - Section I · Continued



Rotted ledger and rusted hangers

3B - Section I

Finding

Subterranean termite damage was found at the base of the southeast deck post, where it sits close to the soil.

Recommendation **Estimate: $425**

Replace the damaged 6x6 post with a pressure-treated post set on a new raised metal post base at the existing footing.



Damaged base of the southeast post

4 Garage

4A - Further inspection

Finding

Stored boxes and shelving along the west garage wall blocked about 14 feet of the wall and slab edge. This area was not inspected.

Recommendation **Estimate: $0**

Clear at least two feet along the wall and call our office to schedule a further inspection. Anything found will be reported in a supplemental report.

4B - Section I

Finding

One subterranean termite shelter tube was found on the garage sill plate at the slab, near the water heater.

Recommendation Included with 1A

Remove the shelter tube and treat this area as part of item 1A.



Shelter tube on the garage sill

5 Interior

5A - Section II

Finding

The hall bathroom toilet moves when pushed, and the caulk at its base has pulled away. The floor around it was firm and dry.

Recommendation Estimate: $185

Reset the toilet on a new wax ring and closet bolts, then reseal the base.



Open caulk at the toilet base

5B - Information item

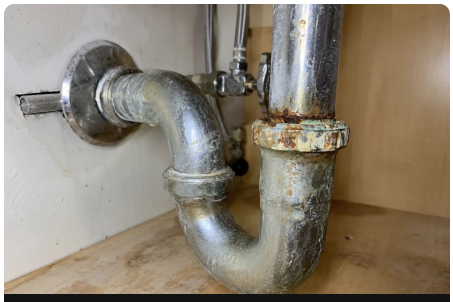
Finding

The drain pipe under the hall bathroom sink is corroded at the slip joint. Old, dry stains are on the cabinet floor. The wood was dry and firm when probed.

Recommendation

Have a licensed plumber check the drain, and watch the cabinet floor for new moisture.

5B - Information item · Continued



Corroded drain under the hall sink

6 # Exterior

6A - Section II

Finding

Soil and mulch are built up against the wood siding at the southwest corner of the house. The siding touches the soil for about six feet.

Recommendation Included with 1A

Lower the soil to leave at least six inches of clearance below the siding. Treat the corner soil as part of item 1A.

Secondary recommendation Work by others

Have a licensed landscape contractor regrade the planting bed so water drains away from the house.



Soil against the southwest siding

6B - Section I

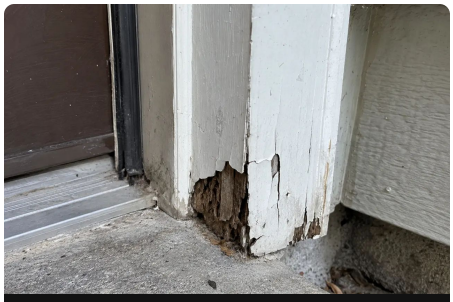
Finding

Subterranean termite damage was found at the bottom of the rear slider jamb in the primary bedroom. The paint is blistered and the wood sounds hollow when tapped.

Recommendation Estimate: $375

Cut out the damaged section of jamb, splice in new matching wood, and prime it. Painting to match is by others.

6B - Section I · Continued



Damaged slider jamb

7 Attic & roof

7A - Section II

Finding

Water stains were found on the roof sheathing around the plumbing vent above the hall bathroom. The sheathing was damp but firm.

Recommendation **Work by others**

Have a licensed roofing contractor repair the leak at the plumbing vent. We will reinspect the sheathing once the roof is repaired.



Damp sheathing at the plumbing vent

The report and inspection diagram should be read together. Finding locations are approximate, and the diagram is not drawn to scale.

Photographs are representative views that supplement the written findings. They do not replace the complete location, description, or recommendation recorded in the report.