ABLE EXTERMINATORS, INC. P.O. BOX 5339

SAN JOSE, CALIFORNIA 95150 PHONE (408) 251-6500 - FAX# (408) 251-3652

INVOICE

11/05/21

Bill To	Invoice Number 189463
George Sudol/Bay Area Realty Svs George@ba- 00000	-realtyservices.co
Property Address	Escrow Number
21080 RAINBOW PL. CUPERTINO	
Description	Inspection Number 173788
Termite Inspection and Report Fee 11/05/21 Termite Control Work Completed	375.00
Other:	
Total	\$ 375.00

Please return one copy of this invoice with payment.





WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

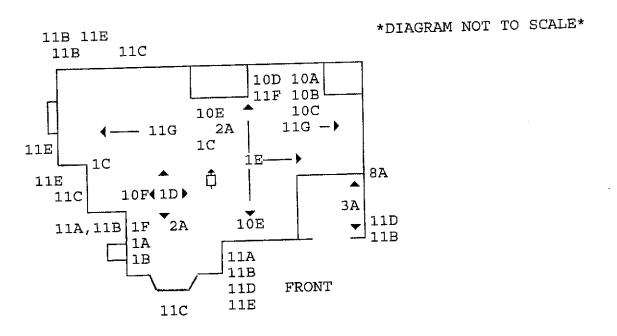
Building No.	Street		City	Zip	Date of Inspection	Number of Pages
21080	RAINBOW I	PL.	CUPERTINO	95014	11/05/21	10

ABLE EXTERMINATORS, INC. P.O. BOX 5339

SAN JOSE, CALIFORNIA 95150 PHONE (408) 251-6500 - FAX# (408) 251-3652



Registration # PR0176	Report # 173788 Escrow # Property Owner and/or Party of Interest:	Report Sent to:
Ordered by:	Property Owner and/or Party of Interest.	
George Sudol/Bay Area Rea	21080 Rainbow Pl.	
George@ba-realtyservices.o	so Sofron52@hotmail.com	
00000-0000	CA 95014-0000	
COMPLETE REPORT LIM	IITED REPORT SUPPLEMENTAL REP	
General Description: Two story, single famil	y residence.	Inspection Tags Posted: Garage.
140 2002,	-	Other Inspection Tags: None noted.
As in parties has been made of the St	ructure(s) shown on the diagram in accordance with the St	tructural Pest Control Act. Detached porches, detached
An inspection has been made of the or	les not on the diagram	ner Findings 🕱 Further Inspection 🗑
steps, detached decks and any structu	ywood Termites Fungus/Dryrot Oth	



State License No. PR10557

Signature Um

Date of Inspection Zip Building No. 2 of 10 11/05/21 95014 21080 RAINBOW PL., CUPERTINO

IMPORTANT INFORMATION SCOPE OF INSPECTION.

This is a report of an inspection for wood destroying pests and organisms of an occupied, furnished structure. This inspection was of only the visible and accessible areas of the structure. inspection and report does not reveal building code compliance or non-compliance. For information about code compliance, a company that makes structural home inspections should be engaged. We have not inspected areas under furnishings, appliances, storage or floor coverings nor did we inspect inside finished walls or ceilings. Inspection of these areas is not practical. Wood members above eight (8) feet in height were visually inspected only. If inspection of any of these areas is requested, we would perform that inspection for an additional charge. We did not inspect electrical, heating or mechanical systems nor did we inspect the plumbing systems except as may be specifically noted below. Inspection of these systems is beyond the scope of this inspection report. This inspection does not cover general pests that are not classified as wood detroying pests. Any mention of such, if applicable, is provided as a courtesy. For general pest control services please contact a specialist in that line of WORK. 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.

We were only able to inspect the second story eave areas visually from the ground. We did not inspect upstairs plumbing over finished ceilings for concealed water leakage or damage. Wood members above eight (8) feet in height were visually inspected only. The attic was not fully inspected due to insulation covering the lower wood members of the attic. Visual inspection from the access opening only, under limited lighting conditions, disclosed no evidence of infestations or adverse conditions. The bathroom and kitchen floor have ceramic tile No adverse conditions are evident without disturbing the tile installation. We assume no liability for the condition of the floor under the tile unless we remove the tile. The area under the water heater pedestal was not inspected. The area beneath and behind the built-in cabinets in the garage was not inspected. The insulation in the substructure area limits our inspection to the visible and accessible portions of these areas. The enclosed areas inside the garage walls and ceiling were not inspected. Further inspection is recommended. If any of these areas become accessible or if concealed infestations or damage become evident after the date of our original inspection, we will issue a supplemental report with recommendations and costs for corrections.

WE GUARANTEE LOCAL TREATMENTS DONE BY THIS COMPANY FOR TWO YEARS FROM THE DATE OF COMPLETION. WE GUARANTEE WATER DAMAGE REPAIRS FOR THIRTY (30) DAYS FROM THE DATE OF COMPLETION. FUMIGATIONS ARE GUARANTEED FOR FOUR (4) YEARS FROM THE DATE OF THE FUMIGATION. WE CANNOT GUARANTEE WORK DONE BY THE OWNERS OR THE OWNERS' AGENTS. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

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"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.

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 the 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.

NOTE: THIS COMPANY WILL REINSPECT WORK PERFORMED BY OTHERS FOR A REINSPECTION FEE OF \$375.00. OPEN WALL AND OPEN FLOOR INSPECTIONS ARE REQUIRED IF A CERTIFICATION OF THOSE AREAS IS DESIRED FROM THIS COMPANY.

NOTE: IF, DURING THE PERFORMANCE OF ANY REPAIRS, OR REINSPECTIONS, BY THIS COMPANY, ANY INFESTATIONS OR INFECTIONS ARE REVEALED THAT WERE NOT EVIDENT AT THE TIME OF OUR ORIGINAL INSPECTION, WE WOULD ISSUE A SUPPLEMENTAL REPORT WITH FINDINGS, RECOMMENDATIONS AND ADDITIONAL COSTS FOR CORRECTIONS.

NOTE: THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION
I/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 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.

(1) SUBSTRUCTURE AREA

1A. FINDING: Infestation by drywood termites was noted at the

RECOMMENDATION:

subarea extending into inaccessible areas. Due to the nature of these infestations, it will be necessary to seal the entire structure and fumigate it with Vikane (Sulfuryl Fluoride). Tear gas (Chloropicrin) will be used as a warning agent. The entire structure must be vacant for at least 48 hours for this process. All due caution will be used for the fumigation. However, Able Exterminators, Inc. and it's subcontractor's will not be liable for any damage to the roof coverings, solar panels, TV antennas or plantings adjacent to the structure. SECTION I ITEM.

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> NOTE: It will be the owner's responsibility to ensure that all exterior openings (ie. ventilation and substructure access) are sealed prior to the fumigation start date. Able Exterminators, Inc. and it's subcontractor's assume no liability for accidental injury to pets or other animals while performing fumigation.

NOTE: Instructions for preparation work and additional costs, if any, will be forthcoming and must be complied with in order for fumigation to commence. The occupants must sign the Occupants Fumigation Notice and comply with all of the instructions. For fumigations that cancel within three business days or less will be charged a cancellation fee of \$200.00.

Fumigations booked with this company are guaranteed NOTE: for four (4) years from the date of completion.

Drywood termite pellets were evident at the subarea. FINDING: 1B. Remove or mask over all accessible termite pellets. RECOMMENDATION: It is possible for drywood termite pellets to sift down or reappear in these areas where they have been masked over. SECTION I ITEM.

There is a slight amount of cellulose debris in the FINDING: 1C. substructure area in earth contact. debris has been infected by fungus.

Remove the cellulose debris of a size that can be RECOMMENDATION: SECTION I ITEM. raked from the substructure area.

Water marks on the foundation and other substructure 1D. FINDING: members indicate that there has been standing water The substructure under this structure in the past. area soil is now damp to muddy.

Any buyer of this property should be aware that it is RECOMMENDATION: possible to have standing water under this structure during the winter months. The substructure area should be periodically checked and if the moisture in the substructure area creates a problem, we would issue a supplemental report with recommendations and additional costs for corrections. SECTION II ITEM.

Portions of the subarea are inaccessible due to muddy FINDING: 1E. soil.

Further inspection recommended. The owner should RECOMMENDATION: wait until the substructure area dries out or have it pumped dry. In the event that it is not practical to wait until the substructure area dries out to complete the inspection, we would return with proper equipment and crawl the wet substructure area. There is an additional \$200.00 charge for crawling wet substructure areas. The wet substructure area charge is payable prior to the inspection.

UNKNOWN-FURTHER INSPECTION RECOMMENDED.

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> ABLE EXTERMINATORS, INC., assumes no liability for NOTE: any conditions outlined in Unknown-Further Inspection items unless they are performed as outlined in the report.

Fungus damage was found to approximately four feet 1F. FINDING: of rim joist in the area indicated on the diagram. Open enough stucco from the exterior to expose all of RECOMMENDATION:

the damaged wood members. Remove and replace the Install new paper, wire damaged rim joist as needed. and stucco where removed. The new stucco texture may vary from the existing. The owner is advised that stucco repairs are dependant on ambient outside temperatures and may take up to a week to complete. We will seal the area with one coat of primer.

will be the owner's responsibility to paint this area to match the existing area. If damage extends beyond the above outlined area or into inaccessible areas, a supplemental report will be issued with findings, recommendations and bids to complete

repairs. SECTION I ITEM.

(2) STALL SHOWER

The wiper strip at the base of the shower door in the FINDING: 2A.

master bathroom and guest bathroom is deteriorated. This has not caused damage to the adjacent wood

members.

Replace the wiper strip as needed. If, for some RECOMMENDATION:

reason, the wiper strip cannot be replaced without replacing the entire door, a supplemental report will

SECTION II ITEM be issued.

(3) FOUNDATIONS

Water stains/efflorescence was noted on the FINDING: 3A.

The owner is to contact a licensed and qualified RECOMMENDATION:

contractor to examine and make the necessary repairs All guarantees pertaining to this item or revisions.

are to be secured from the person or firm which

performs the repair. SECTION II ITEM.

(8) GARAGES

The side garage door has been damaged by fungus. FINDING: 8A.

Supply and install a new door. We intend to reuse RECOMMENDATION:

the existing hardware and will paint the exterior of the new door with primer paint only. SECTION I ITEM.

(9) DECKS...PATIOS

The rear patio cover was not connected to the NOTE:

structure; therefore, we do not include it in this

report.

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(10) OTHER...INTERIOR

There is a plumbing leak at the tub handle in the 10A. FINDING:

downstairs hall bathroom tub.

The owner should have a licensed plumber or someone RECOMMENDATION:

in this line of work repair the leakage. Any

guarantee desired should be secured from the party that actually performs the work. SECTION II ITEM.

The downstairs hall bathroom tub/shower window is 10B. FINDING:

below the showerhead. This creates an excessive

moisture condition.

The owner is advised to install a water repellant RECOMMENDATION:

curtain over this window to prevent moisture

intrusion through the window frame. SECTION II ITEM.

The toilet in the downstairs hall bathroom is loose 10C. FINDING:

or improperly mounted.

Reinstall the toilet correctly using a new no-seep RECOMMENDATION:

If upon removing the toilet a cracked toilet seal. toilet or improper hercules ring is revealed, there would be additional charges for a new toilet or

repairs to the hercules ring. SECTION II ITEM.

There is loose/missing grout and cracked tiles at the 10D. FINDING:

kitchen counter.

The owner is to contact a licensed and qualified RECOMMENDATION:

contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item

are to be secured from the person or firm which

performs the repair. SECTION II ITEM.

Loose-missing grout at the dining room floor and 10E. FINDING:

entry was noted.

The owner is to contact a licensed and qualified RECOMMENDATION:

contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item

are to be secured from the person or firm which

SECTION II ITEM. performs the repair.

There is a plumbing leak at the tub handle in the 10F. FINDING:

master bathroom tub.

The owner should have a licensed plumber or someone RECOMMENDATION:

in this line of work repair the leakage. Any

guarantee desired should be secured from the party

that actually performs the work. SECTION II ITEM.

We observed the following conditions: Rust at the NOTE: master bathroom sink. In our opinion, these are items

of a maintenance nature and are not structural pest control problems. We mention them for information and

to bring them to the owner's attention. The owner should have the proper trades person maintain and

repair these areas.

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(11) OTHER...EXTERIOR

NOTE: We observed the following conditions: Stress cracks at the stucco. In our opinion, these are items of a maintenance nature and are not structural pest control problems. We mention them for information and to bring them to the owner's attention. The owner should have the proper trades person maintain and repair these areas.

11A. FINDING: The fascia has been damaged by fungus at the area indicated on the diagram.

RECOMMENDATION: Remove and replace the damaged wood members; paint the repaired areas with primer paint only.

SECTION I ITEM.

NOTE: The gutters will need to be removed in order to perform repairs outlined in this report. It will be the owner's responsibility to have the gutters reinstalled upon completion of our repairs.

11B. FINDING: In connection with the wood repairs outlined in recommendation 11A and 11D, the roof covering will be damaged.

RECOMMENDATION: Upon completion of our wood repairs, the roof covering will be damaged. It will be necessary for the owner, upon completion of our wood repairs, to have a roofing contractor or someone in this line of work repair the roof covering as necessary. Any guarantee against leakage through the roof covering should be secured from whoever does this roof covering repair. Our bid does not include any roof covering repair costs. SECTION I ITEM.

NOTE: If a roofing certification is required for this item, it should be secured from a licensed roofing contractor.

11C. FINDING: The window trim has been damaged by fungus at the area indicated on the diagram.

RECOMMENDATION: Remove and replace the damaged wood members; paint the repaired areas with primer paint only.

SECTION I ITEM.

11D. FINDING: The eave boards have been damaged by fungus at the area indicated on the diagram.

RECOMMENDATION: Remove and replace the damaged wood members; paint the repaired areas with primer paint only. SECTION I ITEM.

11E. FINDING: The rafter has been damaged by fungus at the barge rafter.

RECOMMENDATION: Remove and replace the damaged wood members; paint the repaired areas with primer paint only.

SECTION I ITEM.

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11F. FINDING: The rain gutters and/or downspouts are leaking.

RECOMMENDATION: The owner should have the appropriate trades repair the gutters and downspouts in the most practical way. SECTION II ITEM

11G. FINDING: Weathering and staining at the second story eaves at the rear.

RECOMMENDATION: The owner is to contact a licensed and qualified contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item are to be secured from the person or firm which performs the repair. SECTION II ITEM.

NOTE: IF, DURING THE PERFORMANCE OF ANY TREATMENTS,
REPAIRS, OR REINSPECTIONS BY THIS COMPANY, ANY
DAMAGE, INFESTATIONS, INFECTIONS, PLUMBING LEAKS OR
FAULTY FIXTURES ARE REVEALED THAT WERE NOT EVIDENT
AT THE TIME OF OUR ORIGINAL INSPECTION OR EXTEND INTO
CURRENTLY INACCESSIBLE AREAS, WE WOULD ISSUE A
SUPPLEMENTAL REPORT WITH FINDINGS, RECOMMENDATIONS
AND ADDITIONAL COSTS FOR CORRECTIONS. OUR BIDS DO NOT
INCLUDE THE COSTS OF PERMITS. IF ANY PERMIT BECOMES
REQUIRED OR DESIRED IT WILL BE AN ADDITIONAL COST.

NOTE: If a complete certification is desired from this company, all Section I items would have to be completed.

NOTE: This Wood Destroying Pests & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. 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 would like your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

NOTE: You must read and understand the scope of inspection and report. If you do not agree with and understand the scope of inspection, do not use this report for any purpose. Contact our office for further information.

NOTE: ABLE EXTERMINATORS, INC., assumes no liability for any conditions outlined in Unknown-Further Inspection items unless they are performed as outlined in the report.

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NOTE: The charge for service that this company subcontracts to another person or entity may include the company's charge for arranging and administering such services that are in addition to the direct cost associated with paying the subcontractor. You may accept Able Exterminators, Inc.'s bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company, then Able Exterminators, Inc. will not be responsible for any act or omission in the performance of work that you directly contract with another to perform. Fumigations are subcontracted by Able Exterminators, Inc. to Best Care Fumigation. P.O. BOX 14461 Fremont, CA 94539 at (510) 226-1928.

NOTE: "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 these 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 degrees 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, contact your physician or poison control center 1-800-876-4766 and your pest control company immediately."

"For further information, contact any of the following: Your Pest Control Company (408) 251-6500; for Health Questions-The County Health Department (408) 299-5822; for Application Information-The Santa Clara County Agricultural Commissioner (408) 918-4600 or the Alameda County Agricultural Commissioner (510) 670-5232 and for Regulatory Information-the Structural Pest Control Board (800) 737-8188 located at 2005 Evergreen Street, Suite 1500, Sacramento, Ca 95815-3831".

NOTE: NOTICE TO CUSTOMERS AND BUYERS HAVING REPAIRS DONE - SOME RESIDENTIAL STRUCTURES ARE CONSTRUCTED WITH MATERIAL THAT MAY CONTAIN MATERIAL MANUFACTURED WITH ASBESTOS. OUR COMPANY IS NOT QUALIFIED OR CERTIFIED TO IDENTIFY THESE MATERIALS. IF THE OWNER OR INTERESTED PARTIES ARE AWARE OF, INTERESTED IN, OR CONCERNED ABOUT THIS CONDITION, THEY SHOULD CONTACT THE APPROPRIATE AGENCIES THAT ARE QUALIFIED OR CERTIFIED IN THIS FIELD.

"WARNING: Areas of wood being repaired by this company to residences contain a chemical known to the State of California to cause birth defects or other reproductive harm. Drilling, sawing, sanding or machining wood products generates wood dust, a substance known to the State of California to cause cancer"

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NOTE: WARNING: Repairs by this company to residences built before 1978 may disturb materials containing lead-based paint and may release debris or dust containing lead. Lead is a chemical known to the State of California to cause cancer and birth defects or other reproductive harm. (This notice is provided in compliance with California's Proposition 65. For further information contact your health care provider or an industrial hygienist. A licensed pest control inspector is the not an expert in lead, lead-based paint or exposure to lead. This report is not intended to identify the presence or absence of lead or lead-based paint in the building inspected. Whether lead based paint is present can be determined only by a certified lead inspector. For a list of certified lead inspectors; call the California Department of Health Services Lead-Related Construction Information Line at 800-597-5323 or 510-869-3953)

ABLE EXTERMINATORS, INC. P.O. BOX 5339 SAN JOSE, CA. 95150

WORK AUTHORIZATION CONTRACT

Phone 1.408.251.6500

Email ablexterm@aol.com Fax 1.408.251.3652

This is a con	tract between A	ble Extern	ninators, in	c. and _				···		
21080 DA	ates Able's term	nite report	# <u>17378</u>	8	dated	<u> 11/05/</u>	<u>′21</u>	for real p	roperty loc	ated at
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	each item on th		to items on the	report)						
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			<u>1E. 15</u>		_					
man-hour po	quoted, nor inc ortal to portal, a S FOR ADDITION the report carel	ind materia NAL COST	al at Able's 'S OVER AN	cost plu	ıs 20 per	cent, ITEN	IS ON	THE REPO	ORT MAY	CONTAIN
CONDITIONS	:									
1. Time is of	the essence in	this contra	act. If Able's	offer i	s not acc	epted with	in 45 (davs of the	date of ti	he renort Able
reserves th	e right to Increa	ase prices).							
2. If further in	spection Is rec	ommende	d, or If addi	tional w	ork is re	quired by a	any Go	vernment	agency, A	ble reserves
	increase prices									
3. Notice to o	wner of Mechar	nic's Lien:	Under the	Californ	iia Mecha	inics Llen	Law, a	ıny structui	ral pest co	ontrol operator
improve vo	cts to do work t	ior you, ai	ny contracto	or, subc	ontractor	, laborer, s	supplie	er or other	person wi	no helps to
This means	ur property, but	. IS NOL PAI urt hoerin:	o for his wi	ork or s	supplies,	nas a right	t to en	torce a cla	im agains	t your property
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"Preliminar	y Notice". Gene	ral contra	ctors and la	borers	for wage	s do not h	ave to	provide th	is notice	A Preliminant
Notice is no	ot a lien against	your proj	perty Its pur	pose is	to notify	you of pe	rsons	who may I	nave a rigi	ht to file a
lien against	your property i	if they are	not paid.					_	-	
4. TERMS OF	PAYMENT. Acc	counts are	past due t	hirty da	ys after o	late of con	npletio	n. Interest,	, at the ma	aximum legal
rate, will be	charged on all	past due	accounts. In	n the ev	ent that	legal action	n is ne	ecessary to	enforce t	the terms of
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The undersi	gned assumes	financial r	esponsibilit	y for th	e amoun	of all invo	oices a	ssociated	with this a	account.
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