

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 344	Street GREENPARK WAY	City SAN JOSE	Zip 95136	Date of Inspection 07/15/16	Number of Pages 6
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The Terminators, Inc.
880 Savaker St.
San Jose CA 95126
 Tel 408-298-3930 Fax 408-298-4038 Alt 800-580-PEST
 info@theterminators.com

Report # : 11270
 Registration # : PR 0535
 Escrow # :
 CORRECTED REPORT

Ordered by:
 GEORGE SUDOL
 BAY AREA REALTY SERVICES
 744 SAN ANTONIO RD.#21
 PALO ALTO CA 94303

Property Owner and/or Party of Interest:
 KATHLEEN BOOTH
 344 GREENPARK WAY
 SAN JOSE CA 95136

Report sent to:

COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

GENERAL DESCRIPTION: OCCUPIED/ONE STORY/SINGLE FAMILY
 RESIDENCE/WOOD FRAME/STUCCO

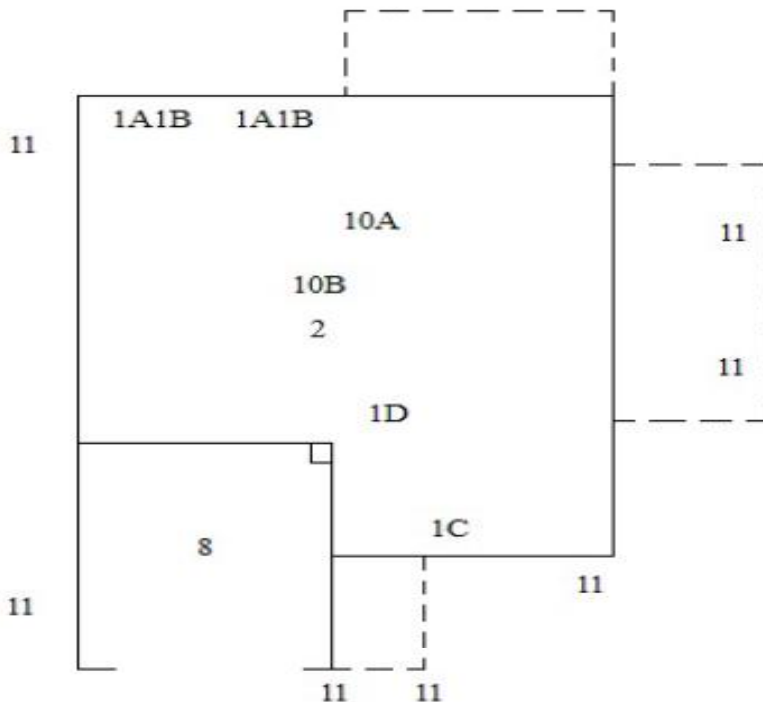
Inspection Tag Posted:
 SUBAREA

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 Drywood Termites Fungus / Dryrot Other Findings Further Inspection
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: WILLIAM J. MCCOY State License No. OPR 10933

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. 43M-41 (Rev. 10/01)

The Terminators, Inc.

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344	GREENPARK WAY	SAN JOSE	CA	95136
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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.

Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to inaccessible and/or insulated attics or portions thereof; the interior of hollow walls; spaces between a floor or porch deck and the ceiling or soffit below; stall showers over finished ceilings; areas where there is no access without defacing or tearing out lumber, masonry, or finished work; areas under or behind appliances, furnishings, carpets, and built-in cabinets; areas where encumbrances and storage conditions or locks make inspection impractical; and areas of timbers around eaves that would require the use of a ladder, and are not visible from ground level or through attic spaces. We do not inspect nor certify to the condition of heating, plumbing, appliances or roof coverings as these conditions are not within the scope of our license. If information pertaining to any of these areas is desired, contact a specialist in that particular trade.

Slab floor construction has become more prevalent in recent years. Floor coverings may conceal cracks in the slab that will allow infestations to enter. Infestations may be concealed by plaster so that a diligent inspection may not uncover the true condition. These areas are not practical to inspect because of health hazards, damage to the structure or inconvenience. They were not inspected unless described in this report. Some residential structures are constructed with material which may contain material manufactured with asbestos. Terminators is not qualified or certified to identify these materials. If interested parties wish information about this condition, they should contact appropriate trades.

Any structural repairs done by owner or agents must have a building permit and meet local building code requirements. If work is performed by others, except for actual termite and fungus treatment which must be done by a licensed Structural Pest Control Company, a reinspection will be performed at various stages of the repair, and there will be a reinspection fee. The request for reinspection must be complied with up to four (4) months from the date of the original inspection. After that four (4) month period, the inspection must be an original inspection and not a reinspection (Assembly Bill #1127). You should be aware of Business and Professions Code Nos. 7028, 7044 and 7048 which state it is illegal for unlicensed people to perform work on property being sold. People performing such work should be prepared to provide license numbers, insurance coverage and guarantees to other interested parties. Buyers of the property are entitled to know who is performing the work, that they are qualified, and that they (the Buyers) will have recourse if there are problems with the work after is completed. We do not guarantee work performed by others, nor do we guarantee against water damage/fungi not removed by others and covered over with new material or paint.

NOTICE: The Structural Pest Control Board encourages competitive business practices among registered companies. 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. Therefore, you have a right to seek a second opinion from another company. The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept The Terminators, Inc., 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, The Terminators Inc., will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.

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All work performed by Terminators is guaranteed for a period of one year from date of completion except for seals, grouting, caulking, plumbing leaks and floor coverings which are guaranteed for thirty (30) days. We make no guarantee against future infestations, adverse conditions or conditions present but not evident at the time of our inspection. If, during the course of repairs, previously inaccessible damage is revealed, a supplemental report and cost estimate will be submitted for the additional repairs. Although all due caution will be taken, Terminators will not be responsible for any damage which may occur to linoleum, wallpaper, carpets or bathtubs during the process of performing repairs. No painting or texturing is performed by this company.

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.

State law requires that you be given the following information: CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture 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.

SHOULD THE FURTHER INSPECTION ITEMS NOTED IN THIS REPORT NOT BE PERFORMED, TERMINATORS WILL NOT ASSUME ANY LIABILITY FOR INFESTATIONS OR INFECTIONS WHICH MAY BE CONCEALED IN THESE AREAS.

This is a separated report which is defined as Section I/Section II conditions evident on the day 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 areas(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.

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.

The Terminators, Inc.

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1. SUBSTRUCTURE AREA:

01A FINDING: Infestation by Drywood termites was noted in the subarea.
RECOMMENDATION: Due to the nature of these infestations, it will be necessary to seal the entire structure and fumigate with Zythor (Sulfuryl Flouride). We will use tear gas (Chloropicrin) as a warning agent. The entire structure must be vacant for at least 72 hours for this process. We will use all due caution in our operation, however, we assume no liability for any damage to the roof coverings, solar panels, TV antennas or plantings adjacent to the structure. The occupants must sign the Occupants Fumigation Notice and comply with all of the instructions. Note: Our two year guaranteed fumigation is limited to original areas of infestation.
SECTION I ITEM
Note: Instructions for preparation work and additional costs, if any, will be forthcoming from the fumigation company and must be complied with in order for fumigation to commence. The Terminators, Inc. subcontracts fumigations to: Cost Less Fumigation #408-918-9100.

01B FINDING: Evidence of Drywood termites was noted as per above item.
RECOMMENDATION: Remove or mask over these Drywood termite pellets after the termites have been controlled.
SECTION I ITEM

01C FINDING: There is old evidence of Subterranean termites in the subarea. No active infestation was noted at this time.
RECOMMENDATION: Owner should periodically inspect this area for future protection.
SECTION II ITEM

01D FINDING: There is cellulose debris in earth contact in the subarea.
RECOMMENDATION: Remove cellulose debris of a size that can be raked from the subarea.
SECTION II ITEM

2. STALL SHOWER:

02 FINDING: We applied a standard water test to the stall shower. Leakage and fungus damage were noted to the subfloor below.
RECOMMENDATION: Others to break out and remove the entire existing stall shower. Replace any fungus damaged wood members noted and treat surface fungus with Tim-Bor (Active ingredient: Disodium Octaborate Tetrahydrate). Install a new waterproof membrane; and entire new standard grade ceramic tile shower using a mortar backing. Our bid includes furnishing and installing a new safety glass shower enclosure.
SECTION I ITEM

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8. GARAGES:

08 FINDING: We were unable to inspect the interior of the garage due to stored personal property.
RECOMMENDATION: The owner should move the storage away from the garage walls. At that time, we will return, inspect and issue a supplemental report with findings and costs, if any.
FURTHER INSPECTION ITEM

10. OTHER - INTERIOR:

10A FINDING: Wood flooring is warped and weathered.
RECOMMENDATION: Owner to maintain wood flooring for future protection.
SECTION II ITEM

10B FINDING: Cracked grout was noted around the hall bath tubback.
RECOMMENDATION: Owner to seal grout for future protection.
SECTION II ITEM

11. OTHER - EXTERIOR:

11 FINDING: The eaves, rafters and beam have been damaged by fungus.
RECOMMENDATION: Remove and replace the damaged wood members. Upon completion of wood repairs, the owner should engage the services of a licensed roofer to replace any roofing removed for repairs, check and repair roof as needed. No texturing, painting or wallpapering is included in this bid.
SECTION I ITEM

NOTE: WORK PERFORMED BY OTHERS WILL BE REINSPECTED BY THIS COMPANY FOR A REINSPECTION FEE OF \$85.00 PER TRIP. OPEN WALL AND OPEN FLOOR INSPECTIONS ARE REQUIRED IF A CERTIFICATION IS DESIRED FROM THIS COMPANY. REINSPECTION MUST BE PERFORMED WITHIN FOUR MONTHS OF THE ORIGINAL INSPECTION DATE; SCHEDULING FOR REINSPECTION MAY REQUIRE AT LONG AS FIVE DAYS TO BE MADE.

'TIME & MATERIALS' CHARGES ARE BASED ON \$85.00 PER HOUR PER MAN + MATERIALS

MINIMUM CHARGE FOR REPAIRS PERFORMED BY THIS COMPANY IS \$150.00

"Thank you for selecting our company to perform a structural pest control inspection on your property. Our inspectors have determined that your property will benefit from the safe application of a chemical commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property. Please take a few moments to read and become familiar with the content. State Law requires that you be given the following information:

""CAUTION - PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are licensed and regulated by the Structural Pest control Board, and apply pesticides which are registered and approved for use by the California Department of Food and Agriculture and the United States Environmental Protection Agency. Registration is granted when the state finds that based on scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on the degree of exposure, so exposure should be minimized.""

""If within 24 hours following application, you experience headache, dizziness, nausea or vomiting,

The Terminators, Inc.

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tearing and/or irritation of eyes, coughing, nose and/or throat irritation, shortness of breath, respiratory irritation, double vision, unusual drowsiness or fatigue, weakness, tremors (shaking), poor coordination, slurred speech, confusion or flu-like symptoms, contact your physician or poison control center and your pest control operator immediately." This language is not a guideline, but a mandate to all licensed structural pest control professionals that the consumer must be alerted to the dangers of pest control chemicals and where to turn if any harm is caused.

For further information contact any of the following:

Santa Clara County Environmental Health Department-408-918-3400
Santa Clara County Poison Control Center - 800-876-4766
Santa Clara County Agricultural Commissioner - 408-918-4600
San Mateo County Health Department - 650-573-2757
San Mateo County Agriculture Commissioner - 650-363-4700
Alameda County Health Department - 510-267-8000
Alameda County Agriculture Commissioner - 510-670-5232
Structural Pest Control Board - 800-737-8188



The Terminators, Inc.

880 Savaker St.

San Jose CA 95126

Tel 408-298-3930 Fax 408-298-4038 Alt 800-580-PEST
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AGREEMENT

Report #: 11270

No work will be performed until a signed copy of this agreement has been received.

Address of Property: 344 GREENPARK WAY
 City: SAN JOSE
 State/Zip: CA 95136

The inspection report of the company dated, 07/15/16 is incorporated herein by reference as though fully set forth.

The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ _____ . This total amount is due and payable within Ten (10) days from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting or plumbing, which is guaranteed for a period of Ninety (90) days. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants or roof.

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The Owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

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.

ITEMS

Prefix	Section 1	Section 2	Further Inspection	Others
01A				100.00-Fumigation prep
01A	1,725.00			
01B	125.00			
02	Others			
08			85.00-F.I.only	
11	1,150.00			

 Total: 3,000.00 85.00 100.00 Grand: 3,185.00

Property Owner: _____ Date: _____ Inspected By: _____ Date: _____

Owner's Agent: _____ Date: _____

INVOICE / STATEMENT

The Terminators, Inc.

880 Savaker St.
San Jose CA 95126

Tel 408-298-3930 Fax 408-298-4038 Alt 800-580-PEST

Date: 07/18/16
Report Number: 11270
Invoice Number: 11270
Escrow Number:

Property Inspected: 344 GREENPARK WAY
SAN JOSE, CA 95136

Bill To: KATHLEEN BOOTH
344 GREENPARK WAY
SAN JOSE CA 95136

Description of Service

PAID, CHECK#1001

Inspection Amount: \$175.00
Contract: \$0.00
Labor/Materials: \$0.00
Miscellaneous: \$0.00
Interest: \$0.00

Invoice Total: \$175.00

Payments: \$175.00
Additional Charge: \$0.00

Total Due: \$0.00

RETAIN THIS COPY FOR YOUR RECORDS

THANK YOU FOR YOUR BUSINESS

CUT HERE

CUT HERE

CUT HERE

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RETURN THIS COPY WITH REMITTANCE

THANK YOU FOR YOUR BUSINESS