

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 678	STREET, CITY, STATE, ZIP San Miguel Avenue, Santa Clara CA 95050	Date of Inspection 6/14/2011	No. of Pages 6
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305 Vineyard Town Center #326
 Morgan Hill, CA 95037-5674
 408-927-6300 or 650-322-5785
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 Email officeadmin@tylertermite.com

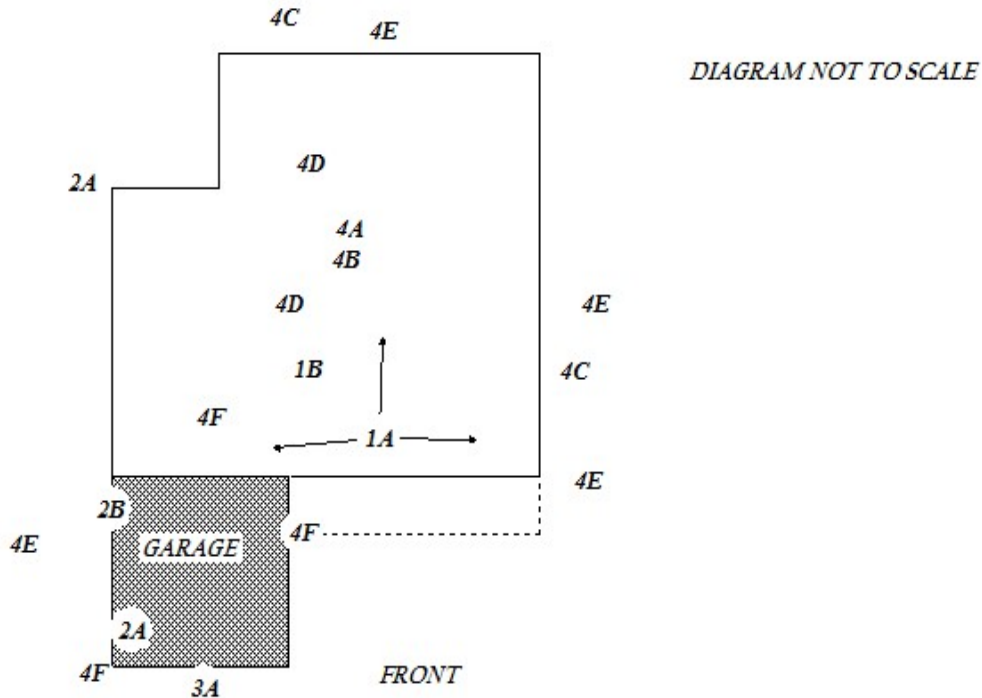
Firm Registration No. PR 4359	Report No. 18455	Escrow No.
Ordered By: Gillmor & Associates 1201 Franklin Mall Santa Clara, CA 95050 Attn: Lisa Gillmor	Property Owner/Party of Interest Wittmayer 678 San Miguel Avenue Santa Clara, CA 95050 Gillmor & Associates 1201 Franklin Mall Santa Clara, CA 95050	Report Sent To: Gillmor & Associates 1201 Franklin Mall Santa Clara, CA 95050 Attn: Lisa Gillmor

COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

General Description: One story wood framed stucco exterior, single family residence, vacant with an attached two car garage.	Inspection Tag Posted: Garage
	Other Tags Posted: Fumigation notice 2005 Inspection tag 2000

An inspection has been made to 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 above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected by Mark Rodriguez State License No. OPR 9463 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.
 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, or (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 10/01)

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THIS IS A STRUCTURAL PEST CONTROL INSPECTION REPORT NOT A BUILDING INSPECTION REPORT, THEREFORE NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THE BUILDING. THE FOLLOWING AREAS WERE NOT INSPECTED, AS INDICATED IN SECTION #1990, PARAGRAPH (j) OF THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS FURNISHED INTERIORS, INACCESSIBLE ATTICS, INSULATED ATTICS AND PORTIONS THEREOF, THE INTERIOR OF HOLLOW WALLS SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW, STALL SHOWERS OVER FINISHED BUTTRESSES AND SIMILAR AREAS TO WHICH THERE IS NO ACCESS WITHOUT DEFACING OR TEARING OUT LUMBER, MASONRY AND FINISHED WORK, BUILT-IN CABINET WORK, FLOOR BENEATH COVERINGS, AREAS WHERE STORAGE CONDITIONS OR LOCKS MAKE INSPECTION IMPRACTICAL. NO STORAGE IS MOVED FROM BENEATH THE SINKS OR FROM THE INTERIOR OF ANY CLOSETS AND ARE CONSIDERED INACCESSIBLE AREA.

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 may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

THE EXTERIOR SURFACE OF THE ROOF WILL NOT BE 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.

IF A SEPARATE REPORT HAS BEEN REQUESTED, IT IS DEFINED AS SECTION 1 & SECTION 2 CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION 1: CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION. SECTION 2: SECTION 2 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 1 OR SECTION 2.

1. Subterranean Termites:

ITEM 1A Subterranean termites were noted to be entering the substructure framing from the earth fill under front porch at the area(s) indicated on diagram.

RECOMMENDATION: Drill a series of holes through the front porch, and pressure inject the soil below with TERMIDOR SC, a registered termiticide, in accordance with the manufacturers label. Seal the holes with mortar. Remove termite tubes as necessary.

NOTE: This company will not be liable for any damage done to hidden and inaccessible plumbing lines should it occur unavoidable cracks or chipping of steps/patios drilled through.

NOTE: INTERIORS OF GARAGES ONLY. OWNERS TO MOVE ALL STORAGE 1-2 FEET AWAY FROM BASE OF GARAGE WALLS PRIOR TO DATE OF CHEMICAL APPLICATION.

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

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1. Subterranean Termites:

ITEM 1B Subterranean termites were noted tubing up the piers/foundation in the subarea.

RECOMMENDATION: Scrape down the termite tubes. Treat the subarea with TERMIDOR SC, a registered termiticide, in accordance with the manufacturers label.

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

2. Drywood Termites:

ITEM 2A Drywood termite pellets are evident at area(s) indicated on diagram. This structure is posted with a fumigation notice dated 2005.

RECOMMENDATION: Further inspection recommended. Remove or mask over these accessible pellets. Return in 30 days, make a further inspection and issue a Supplemental Report with findings and further recommendations. In the event that this infestation is found to be active, we would recommend, fumigation at additional cost.

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

ITEM 2B Drywood termite damage was noted at the stucco moulding where indicated on diagram.

RECOMMENDATION: Remove damage and replace with new material. Prime paint included on exterior repairs.

NOTE :If damage extends into inaccessible areas, then a supplemental report and cost estimate will be submitted.

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

3. Fungus/Dryrot:

ITEM 3A Minor nonstructural fungus damage noted at main garage door lower panel.

RECOMMENDATION :Remove damage and repair as necessary with appropriate filler material . Reseal and prime paint.

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

4. Other Findings:

ITEM 4A Missing and or cracked grout noted at hall and half bath floors.

RECOMMENDATION :We advise regrouting,caulking and/or otherwise resealing these areas to eliminate this condition, and to protect against future possible water intrusion.

***** This is a Section 2 Item *****

ITEM 4B Water is leaking out around the glass (tub enclosure/shower door) in the hall bath.

RECOMMENDATION: Reseal doors as necessary to prevent moisture penetration.

***** This is a Section 2 Item *****

ITEM 4C Vent screen(s) were noted broken or missing where indicated on diagram.

RECOMMENDATION:Replace the broken or missing vent screens.

***** This is a Section 2 Item *****

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4. Other Findings:

ITEM 4D Cellulose debris was noted in the subarea where indicated on the diagram.

RECOMMENDATION :Remove the cellulose debris of a rakable size from the subarea and dispose of.

***** This is a Section 2 Item *****

NOTE: WHAT APPEARS TO OLD INACTIVE WATER STAINS WERE NOTED BENEATH THE BATHROOM /KITCHEN AS VIEWED FROM THE SUBAREA. NO VISIBLE SIGNS OF DAMAGE OR INFECTION AT THIS TIME. NO RECOMMENDATIONS ARE MADE.

ITEM 4E Hairline stress cracks or missing /broken stucco noted at areas where indicated on diagram.

RECOMMENDATION :Refinish or seal area(s) noted.

***** This is a Section 2 Item *****

ITEM 4F Waterstains were noted area where shown on diagram indicating possible leakage at the roof.

RECOMMENDATION: The owner is to employ a licensed roofing contractor to inspect and repair the roof as found to be necessary.

***** This is a Section 2 Item *****

NOTE : THE EXTERIOR SIDING AND OR TRIM ARE WEATHERED AND IN NEED OF PAINT OR RESEALING. NO ACTIVE SIGNS OF FUNGUS DAMAGE OR TERMITE INFESTATION NOTED AT THESE AREAS.

NOTE: Due to the building materials used on this structure. It may be difficult to match the existing mill patterns and materials used in the original construction. We will replace damaged wood members with material that resembles, as closely as possible, the existing wood members with standard graded, readily available materials.

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IF WITHIN 24 HOURS FOLLOWING APPLICATION YOU EXPERIENCE SYMPTOMS of dizziness, headache, reduced awareness, slowed movement, garbled speech or difficulty in breathing, leave the structure immediately and seek medical attention by contacting your physician or Poison Control Center 1-800-222-1222 and notify your pest control company. THE WARNING AGENT CHLOROPICIRIN, CAN CAUSE TEARING, RESPIRATORY DISTRESS AND VOMITING. ENTRY INTO THE SPACE DURING FUMIATION CAN BE FATAL SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE TO THE FLU, CONTACT YOUR PHYSICIAN OR POISON CONTROL CENTER AND YOUR PEST CONTROL OPERATOR IMMEDIATELY. FOR

FURTHER INFORMATION CONTACT ANY OR THE FOLLOWING :

TYLER TERMITE CONTROL INC. 408.927.6300

POISON CONTROL CENTER San Mateo County - (800) 523-2222, Santa Clara County - (800) 662-9886, Alameda County - (800) 523-2222

COUNTY HEALTH DEPARTMENT San Mateo County - (415) 363-4305, Santa Clara County - (408) 885-4200, Alameda County - (510) 567-6800

COUNTY AGRICULTURE COMMISSIONER San Mateo County - (415) 363-4700, Santa Clara County - (408) 299-2171, Alameda County - (510) 670-5232

THE STRUCTURAL PEST CONTROL BOARD - (916) 561-8700
2005 Evergreen Street, Suite 1500 Sacramento, California 95815

PESTICIDES ARE THE PRODUCTS TYLER TERMITE CONTROL USES TO CONTROL THE TARGET PEST LISTED IN YOUR INSPECTION. PESTICIDES MAKE A BETTER LIFE FOR ALL OF US. THEY HELP CONTROL DISEASE CARRIERS THUS PROTECTING YOUR HEALTH AND PROPERTY. WHEN PROPERLY USED, PESTICIDES POSE NO PROBLEM TO MAN OR THE ENVIRONMENT. YOUR TYLER TERMITE CONTROL TECHNICIAN IS A STATE CERTIFIED APPLICATOR AND IS CONSTANTLY BEING UPGRADED BY OUR TRAINING SESSIONS. IF YOU HAVE ANY QUESTIONS PLEASE CALL THE FOLLOWING NUMBER 408.927.6300 "

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 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."

MANUFACTURER

Equity TC (Dow Elanco)

Termidor SC (BASF)

Invader HPX-20 (Waterbury)

Timbor (U.S. Borax)

ACTIVE INGREDIENTS

Chlorpyrifos

Fipronil

Phenyl Methylcarbamate

Boric Oxide

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 this inspection. The reinspection must be done within (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 the parties performing repairs"

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Thank you for choosing Tyler Termite Control Inc. If you have any question regarding your inspection report, please call your inspector Mark Rodriguez in the morning hours or late afternoon. Inspectors are out most of the day on inspections.