

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 258	STREET, CITY, STATE, ZIP Rodonovan Drive, Santa Clara CA 95051	Date of Inspection 8/8/2011	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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Firm Registration No. PR 4359	Report No. 18511	Escrow No.
Ordered By: Gillmor & Associates 1201 Franklin Mall Santa Clara, CA 95050 Attn: Lisa Gillmor	Property Owner/Party of Interest Ferguson 258 Rodonovan Drive Santa Clara, CA 95051 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

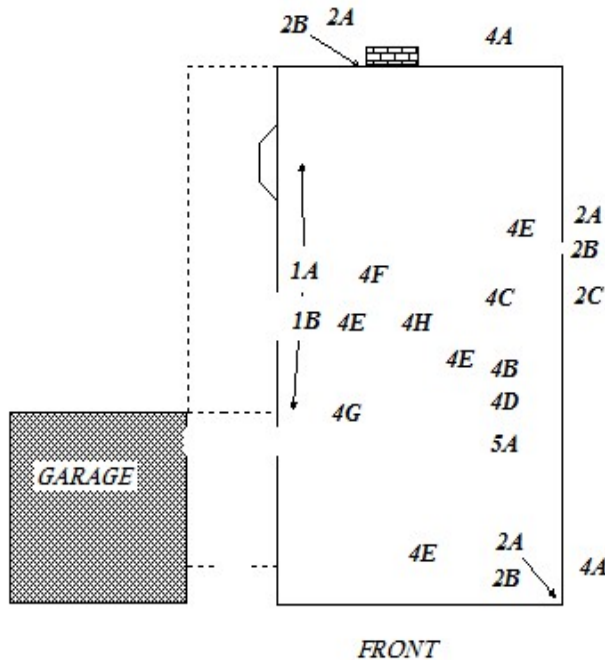
General Description: One story wood framed stucco/brick/wood exterior, single family residence, vacant with an attached two car garage.	Inspection Tag Posted: Garage Other Tags Posted: Terminix 1995 / Able 1977
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An inspection has been made to the structure(s) 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.

DIAGRAM NOT TO SCALE



Inspected by Mark Rodriguez State License No. OPR 9463 Signature *Mark Rodriguez*

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 Inactive evidence of Subterranean termites were noted at area(s) indicated on diagram. Previous chemical treatment have been performed in this area.

RECOMMENDATION : Remove old evidence.

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

ITEM 1B Minor Subterranean termite damage was noted at the rim joist where indicated on diagram.

RECOMMENDATION: Reinforce with new material.

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

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2. Drywood Termites:

- ITEM 2A Evidence of drywood termites was noted at the area(s) indicated on the diagram (Roof eaves, subarea and related framing). Infestation extends into inaccessible area(s).

RECOMMENDATION: Fumigate the entire structure with Vikane or Zythor gas and Cloropicrin for the complete eradication of drywood termite infestation. This company will furnish all necessary instructions for the owners or concerned parties prior to the fumigation date scheduled.

NOTE: OUR BID DOES NOT INCLUDE ANY PREP WORK THAT MAY BE NECESSARY. ALL INSTRUCTIONS MUST BE THOROUGHLY READ BY ALL PARTIES. FAILURE TO COMPLETE FUMIGATION PREP OR RETURNING PAPERS PRIOR TO FUMIGATION DATE MAY RESULT IN CANCELLATION AND/OR RESCHEDULING.

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

- ITEM 2B Drywood termite pellets were noted at the areas as outlined in item 2A where indicated on the diagram.

RECOMMENDATION: Remove and /or mask all accessible termite pellets.

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

- ITEM 2C Minor nonstructural Drywood termite damage noted at rafter extension.

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

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

4. Other Findings:

NOTE: Portions of the attic are inaccessible for inspection due to air ducting ,heavy insulation, tight framing , lack of adequate clearance or heat . There is no economically practical method to make these area(s) accessible, however, they may be subject to attack by wood destroying pests or organisms. No opinion is rendered concerning this condition in these area(s).

- ITEM 4A 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 *****

- ITEM 4B A standard water test was performed at master bath stall shower and did not reveal any direct leakage at shower pan. What appears to be a plumbing leak was noted from below the hot and cold lines as viewed from beneath the structure.

RECOMMENDATION: Contact a licensed plumber for necessary repairs. After repairs have been made we will upon request ,return and retest the stall shower pan to ensure taht the pan is not leaking and that it was a plumbing leak from the shower water lines.

***** Unknown Further Inspection Recommended *****

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4. Other Findings:

ITEM 4C The hall bathroom window is set lower than what is considered code conforming to todays current standards. This could allow moisture into the window area. No outward visible signs of moisture intrusion or fungus infestation were noted at the time of inspection.

RECOMMENDATION: Other than completely changing the window and disturbing the wall tile,we recommend concerned parties keep area water tight by maintaing the grout in this area.

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

ITEM 4D Water is leaking out around the glass shower door in the master bath.

RECOMMENDATION: Reseal doors as necessary to prevent moisture penetration.

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

ITEM 4E 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 *****

ITEM 4F A plumbing leak was noted at the water line in the subarea.

RECOMMENDATION: Contact a licensed plumber for all necessary repairs.

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

ITEM 4G Waterstains were noted area where shown on diagram indicating possible leakage at the roof.(Water heater closet ceiling)

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 *****

FINDING 4H

The exterior stucco around the perimeter of the structure extends into the soil or concrete. This could be a possible entry point for Subterrean termites.While this may have been a common building /construction practice when the structure was built, it can limit the detection of Subterranean termite activity behind the stucco . This type of construction can also inhibit the effectiveness of the treatments for Subterranean termites(if present) due to the fact that a chemical barrier may not be able to reach the base of the foundation wall.

RECOMMENDATION: Cut the stucco up 4-8 inches to expose the base of the foundation stem wall where practical, while still covering the foundation mudsill.Another option as a preventative measure would be to perform a complete perimeter soil treatment using Termidor SC for the readication and prevention of Subterranean termites.

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5. Further Inspection:

ITEM 5A The master bathroom window is set lower than what is considered code conforming to todays current standards. This could allow moisture into the window area. Outward visible signs of moisture intrusion noted at the time of inspection. Cracked wall tiles and loose and or cracked window sill grout noted.

RECOMMENDATION: Open tile was to perform further inspection of interior wall framing. Issue a supplemental report.

***** Unknown Further Inspection Recommended *****

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.

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

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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 an ,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"

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.