

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 475	STREET, CITY, STATE, ZIP Saratoga Avenue, Santa Clara CA 95050	Date of Inspection 8/29/2011	No. of Pages 7
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305 Vineyard Town Center #326
Morgan Hill, CA 95037-5674
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Firm Registration No. PR 4359	Report No. 18532	Escrow No.
Ordered By: Gillmor & Associates 1201 Franklin Mall Santa Clara, CA 95050 Attn: Lisa Gillmor	Property Owner/Party of Interest Saloman 475 Saratoga 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

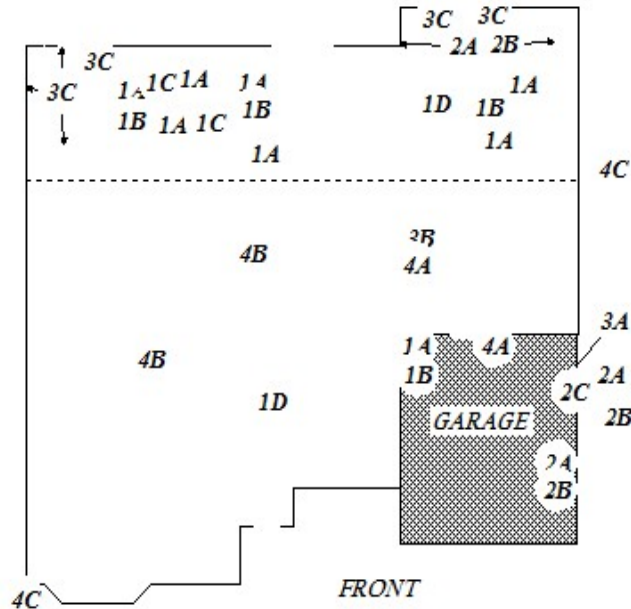
COMPLETE REPORT LIMITED REPORT SUPPLEMENTAL REPORT REINSPECTION REPORT

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: None noted

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.

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1. Subterranean Termites:

ITEM 1A Subterranean termite infestation was noted at the area(s) indicated on the diagram.

RECOMMENDATION: Perform a complete perimeter soil treatment at the interior and exterior bases of foundation walls using TERMIDOR SC. Drill concrete patios, porches and walkways every 18-20 inches and treat soil beneath. Reseal all drilled areas with concrete. Treat soil at all concrete piers and treat all plumbing lines in direct soil contact. Remove and dispose of small to rakable sized cellulose debris. Stored lumber, large amounts wood debris or cardboard will be removed from the subarea but owners are to dispose of. Plants at the exterior may get damaged during treatment, we assume no liability for damaged plants.

NOTE : (Garage treated if outlined in the above recommendation only) Owners to relocate storage up against perimeter garage walls outward 2-3 feet to allow for treatment of interior of garage. This company will not be liable for damage to any concealed and/or inaccessible plumbing or electrical beneath concrete or concealed sprinkler lines, aggregate concrete, cracked/broken tiles and brick/pavers covered areas. No repainting of any painted surfaces are included.

NOTE: IF REMOVAL OF DECK BOARDS IS NECESSARY TO PERFORM TREATMENT, SOME DECK BOARDS MAY SPLINTER OR BREAK DURING REMOVAL. ALL EXISTING DECK BOARDS WILL BE REINSTALLED UNLESS OTHERWISE REQUESTED AND A CHARGE WILL BE MADE FOR ANY NEW MATERIAL REQUESTED.

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

ITEM 1B Subterranean termite tubes were noted at the areas indicated on diagram.

RECOMMENDATION: Destroy all accessible termite tubes.

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

ITEM 1C Subterranean termite damage was noted at the floor joist where indicated on diagram.

RECOMMENDATION: Reinforce damaged joists by sistering with new material.

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

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

ITEM 1D Two areas of hardwood floor in the kitchen and livingroom is Subterranean termite damaged (minor).

RECOMMENDATION: Owners to contact a licensed flooring contractor for all necessary repairs or refinishing.

***** 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 (Subarea, garage and exterior). 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 Drywood termite damage was noted at the exterior door jambs 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 Fungus damage was noted at the recessed 1x4 door trim 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 *****

ITEM 3B The false bottom is damaged at the cabinet under the kitchen sink.

RECOMMENDATION: Remove the damaged cabinet bottom and reframe with new material .

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

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3. Fungus/Dryrot:

ITEM 3C Extensive fungus,Subterranean termite and Drywood termite damage was noted at the rim joists, floor joists and plywood subfloor where indicated on diagram. It appears that lack of proper ventilation has contributed to this condition.

RECOMMENDATION: Remove carpeting,plywood subfloor/ insulation and at areas noted for further inspection of areas and to determine the extent of the damage. issue a supplemental report and cost estimate for all necessary repairs. Concerned parties to contact a property inspection company or foundation contractor for more information regarding ventilation issue.

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

4. Other Findings:

ITEM 4A A plumbing leak was noted at the kitchen sink area and garage.

RECOMMENDATION: Contact a licensed plumber for all necessary repairs.

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

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 concering this condition in these area(s).

NOTE :A standard water test was performed at hall bath stall shower and did not reveal any leakage at shower pan.

NOTE: THE SUBFLOORING AND ADJACENT FRAMING WAS FOUND TO BE INACCESSIBLE FOR PHYSICAL INSPECTION DUE TO INSULATION. IT IS IMPRACTICAL TO REMOVE THE INSULATION AT THIS TIME SINCE NO VISIBLE SIGNS OF INFESTATION OR INFECTION ARE VISIBLE. IF INTERESTED PARTIES ARE CONCERNED AN INSPECTION WOULD BE MADE UPON REMOVAL OF THE INSULATION.

NOTE: PORTIONS OF THE SUBAREA ARE INACCESSIBLE DUE HEATING DUCTS AND/OR PLUMBING LINES. REMOVAL OF DUCTS AND/OR PLUMBING IS IMPRACTICAL, NO OPINIONS ARE RENDERED AS TO THESE INACCESSIBLE AREAS.

ITEM 4B Cellulose debris was noted in the subarea.

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

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

ITEM 4C 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 *****

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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 FUMIGATION 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	ACTIVE INGREDIENTS
Equity TC (Dow Elanco)	Chlorpyrifos
Termidor SC (BASF)	Fipronil
Invader HPX-20 (Waterbury)	Phenyl Methylcarbamate
Timbor (U.S. Borax)	Boric Oxide

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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"

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.