

# WOOD DESTROYING PLANTS AND ORGANISMS INSPECTION REPORT


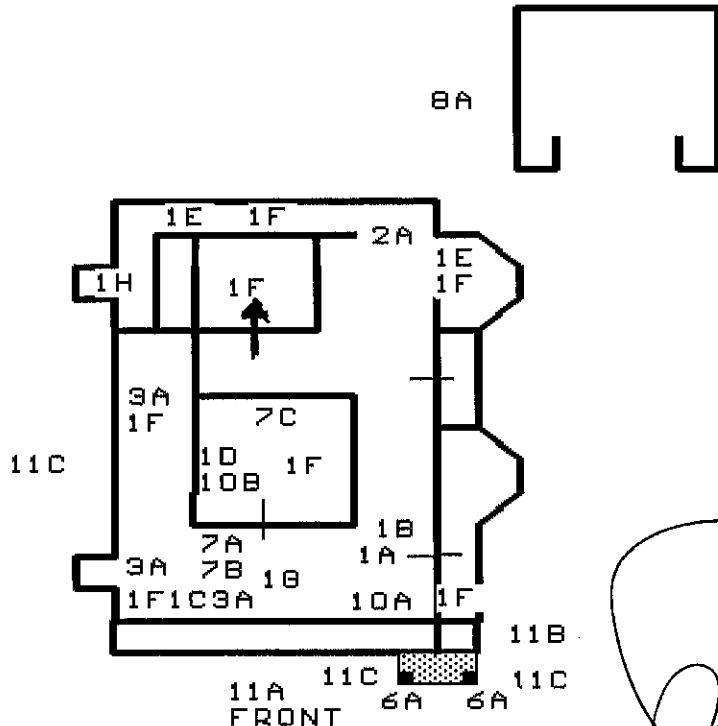
Building No.	Street, City, Zip	Date of Inspection	No. of Pages
1086	Byerley Avenue, San Jose, CA, 95125	07/10/09	8
<b>THRASHER TERMITE &amp; PEST CONTROL, INC.</b> 17427 Farley Road West Los Gatos, CA 95030-3308 Ph: (408) 354-9944 Fax: (408) 395-7934			
Firm Registration No. PR 5009	Report No. 37005	Escrow No. 3324199	
Ordered By: Intero - Holly Barr 1567 Meridian Avenue San Jose CA 95125	Property Owner/Party of Interest: Jim & Laura Guerin 1086 Byerley Avenue San Jose CA 95125	Report Sent To: Cornerstone 1702 Meridian Avenue Suite D San Jose CA 95125 Maria Tran	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: Two story, wood framed, single family residence with stucco exterior.		Inspection Tag Posted: Water heater closet	
		Other Tags Posted: None noted	
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 <input type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/> 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 Juan Geffroy License No. FR 40960 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 preceeding two years. To obtain copies contact : Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.

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)

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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.

NOTE: This property was not inspected for the presence or absence of health related molds or fungi. By California law we are neither qualified, authorized nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence of health related molds, you should contact an industrial hygienist.

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 ceilings; such structural segments as porte cocheres, enclosed bay windows, 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. Any eaves, trim, siding or other materials above 10 feet from the ground level will be visually inspected only. Any materials above 10 feet from the ground level are considered inaccessible for physical inspection. A further inspection is recommended at any/all inaccessible areas and/or areas that were not inspected. If a further inspection is desired, please call our office for a price quote and an appointment.

NOTE: Thrasher Termite & Pest Control, Inc. is not a licensed roofing company. We do not perform roof inspections. If an inspection of the roof covering is desired, please consult the appropriate, licensed tradesperson.

NOTE: IF REQUESTED BY THE PERSON ORDERING THIS REPORT, A REINSPECTION OF THE STRUCTURE WILL BE MADE. THIS REQUEST MUST BE WITHIN FOUR MONTHS OF THE DATE OF THIS REPORT AND THERE WILL BE A FEE.

This is a separated report which is defined as Section 1/Section 2 conditions that are evident on the date of the inspection.

SECTION 1 - Items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation or conditions.

SECTION 2 - Conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found on the date of the inspection.

SECTION 3 - 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 1 or Section 2.

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NOTE: Unless otherwise specified in the body of this report, the fences were not inspected, nor included in this report.

**SUBSTRUCTURE AREA:**

Item 1A: FINDING: Evidence of drywood termite activity was noted at the subarea framing. These infestations appear to extend into inaccessible areas.

RECOMMENDATION: Fumigate the entire structure with a lethal gas for complete, guaranteed eradication of all drywood termite infestations.

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

In the performance of the above recommendation, we propose to use the chemical Vikane or Zythor (Sulfuryl Flouride), along with the chemical Chloropicrin.

NOTE: We can provide the Nylofume bags that are necessary for storing food and medicine during the fumigation process. These bags are available at no additional charge to our customers. Please call our office and we will make them available for pick-up.

NOTE: There is preparation work that must be completed prior to the fumigation. The interior preparation work is always the responsibility of the owner. If the property is vacant there is usually no interior prep work required. The exterior preparation work is often included in our fumigation quote. If the structure is large or if there is a lot of plant growth there will be an additional charge for the exterior prep. Please call our office so we can determine if the exterior prep work is included in our bid. If not, we can provide a bid for the exterior prep work or we can put you in contact with a company that specializes in exterior prep work.

Item 1B: FINDING: Drywood termite pellets and/or swarmers were noted at the subarea framing.

RECOMMENDATION: Remove and/or mask all accessible drywood termite pellets and/or swarmers as necessary.

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

Item 1C: FINDING: Evidence of subterranean termite activity was noted at the subarea framing.

RECOMMENDATION: Scrape down and remove all accessible evidence of subterranean termite infestations (mud shelter tubes and/or swarmers). Treat the soil, at the areas indicated, using the rod and treat and/or the trench and treat application methods as necessary. NOTE: Our guarantee is limited only to the areas treated by our firm. NOTE: Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated.

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

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**SUBSTRUCTURE AREA:**

In the performance of the above recommendation, we propose to use the chemical Termidor (Fipronil).

Item 1D: FINDING: Leaks were noted at the downstairs hall bathroom waste assembly.

RECOMMENDATION: A licensed plumber should be employed to check and eliminate all leakage as needed.

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

Item 1E: FINDING: Our inspection of the substructure was limited due to insulation on the subfloor at the area indicated on the diagram.

RECOMMENDATION: After the insulation has been removed we will return to the property and perform a FURTHER INSPECTION at the previously inaccessible area(s). Our findings will be issued on a Supplemental Report. The cost quoted is for the further inspection only. Our bid does not include removal or replacement of the insulation.

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

Item 1F: FINDING: Cellulose debris was noted on the subarea soil. Form materials were noted adjacent to the foundation.

RECOMMENDATION: Remove the debris and dispose of it properly. Remove the form materials as practical. The form materials that cannot be removed will be treated with a registered fungicide.

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

In the performance of the above recommendation, we propose to use the chemical Tim Bor (Disodium Octaborate Tetrahydrate).

Item 1G: FINDING: Earth to wood contact was noted at the 4" x 4" pier post at the center/front of the subarea.

RECOMMENDATION: Install temporary supports. Remove the post and install it on a cement pier, properly secured. Remove the temporary supports.

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

Item 1H: NOTE: There is an area at the left/rear of the substructure that is inaccessible for inspection due to the type of construction. A limited, visual inspection was performed as practical. Interested parties should be aware that Thrasher Termite & Pest Control, Inc. assumes no responsibility for any inaccessible areas, nor work performed by others.

\*\*\*\*\* Information Item \*\*\*\*\*

**STALL SHOWER:**

Item 2A: NOTE: A standard water test was not performed at the master bathroom stall shower. The shower is over a finished ceiling below.

\*\*\*\*\* Information Item \*\*\*\*\*

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**FOUNDATIONS:**

Item 3A: FINDING: Minor vertical cracks were noted at the foundation. This condition may lead to moisture intrusion at the subarea, and/or infestation by subterranean termites.

RECOMMENDATION: Engage the services of the appropriate, licensed tradesperson to check this condition and make all needed corrections.

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

**ABUTMENTS:**

Item 6A: FINDING: There are columns at the front of the structure that are inaccessible for a complete inspection due to the type of construction.

RECOMMENDATION: FURTHER INSPECTION recommended. Open any specified area and perform a further inspection. We will check for concealed damage and/or other adverse conditions. Our findings will be issued on a Supplemental Report. No repairs are included in this bid.

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

**ATTIC:**

Item 7A: FINDING: Evidence of drywood termite activity was noted at the attic.

RECOMMENDATION: Fumigate the entire structure with a lethal gas, see item #1A.

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

Item 7B: FINDING: Drywood termite pellets and/or swarms were noted at the attic.

RECOMMENDATION: Remove and/or mask all accessible drywood termite pellets and/or swarms as necessary, see item #1B.

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

Item 7C: NOTE: A limited inspection was made of the attic area due to insulation. We inspected the attic as practical.

\*\*\*\*\* Information Item \*\*\*\*\*

**GARAGES:**

Item 8A: FINDING: The interior of the garage was not inspected due to being locked at the time of this inspection.

RECOMMENDATION: FURTHER INSPECTION recommended. The owner is advised to provide access. At that time, upon request, we would perform further inspection and issue a Supplemental Report on any findings.

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

**OTHER--INTERIOR:**

Item 10A: NOTE: The interior of this structure was furnished and occupied at the time of our inspection. We inspected the interior as practical.

\*\*\*\*\* Information Item \*\*\*\*\*

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**OTHER--INTERIOR:**

Item 10B: FINDING: Cracks and/or erosion were noted at the upstairs hall bathroom tile floor grout joints.

RECOMMENDATION: Trades should be employed to regROUT and seal this floor as needed. The homeowner should maintain this area in the future.

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

**OTHER--EXTERIOR:**

Item 11A: NOTE: Wood members higher than 10' from the ground were visually inspected from the ground level only. Our firm will assume no liability for any inaccessible area that has not been inspected by our firm.

\*\*\*\*\* Information Item \*\*\*\*\*

Item 11B: FINDING: There is plant growth at some areas around the exterior of the structure. This does limit our inspection. We inspected the exterior as practical.

RECOMMENDATION: Trades should be employed to cut back the plant growth and maintain as needed.

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

Item 11C: FINDING: The stucco soffit(s) are inaccessible for a complete inspection due to the type of construction.

RECOMMENDATION: FURTHER INSPECTION recommended. Open any specified area and perform a FURTHER INSPECTION to check for concealed damage and/or other adverse conditions. Our findings will be issued on a Supplemental Report. No repairs are included in our bid.

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

FOR ALL OF YOUR JOB SCHEDULING NEEDS PLEASE CALL CAROLYN GAVIN AT (408) 354-9944, EXTENSION 500.

NOTE: TYPICALLY IT TAKES APPROXIMATELY ONE TO TWO WEEKS TO SCHEDULE WORK (DEPENDING ON THE SIZE OF THE JOB). SOME EXCEPTIONS CAN BE MADE, BUT THIS IS A GOOD RULE OF THUMB. PLEASE TAKE THIS INTO CONSIDERATION WHEN PLANNING THE WORK THAT NEEDS TO BE COMPLETED. THANK YOU.

NOTICE: The charge for service that this company subcontracts to another person or entity may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractors.

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NOTE: If others are going to complete any of the repairs, as outlined in this report, they MUST have our firm perform a reinspection during the course of their repairs. This reinspection must be made after ALL damage is removed but prior to the installation of any new materials. We cannot be responsible for certifying the property if these guidelines are not followed. Allow 2 to 3 days lead time when scheduling a reinspection. There is a \$175.00 fee for this reinspection service. Please don't hesitate to call our office if there are any further questions.

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OCCUPANTS CHEMICAL NOTICE

THRASHER TERMITE AND PEST CONTROL, INC. will use pesticide chemical(s) specified below for the control of wood destroying pests or organisms in locations identified in the Structural Pest Control report as indicated above.

(1) The pest(s) to be controlled:

- SUBTERRANEAN TERMITES  FUNGUS or DRY ROT
- BEETLES  DRYWOOD TERMITES  OTHER FORM MATERIALS

(2) The pesticide(s) proposed to be used and the active ingredient(s).

- A. TERMIDOR: Active ingredients: Fipronil
- B. VIKANE or ZYTHOR: Active ingredients: Sulfuryl Flouride & Chloropicrin
- C. CY-KICK: Active ingredients: Cyfluthrin
- D. TIM BOR: Active ingredients: Disodium Octaborate Tetrahydrate
- E. OTHER: Active ingredients: \_\_\_\_\_

(3) "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 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. "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 and your pest operator immediately. (This statement shall be modified to include any other symptoms of over exposure which are not typical of influenza.)"

For further information, contact any of the following:  
Thrasher Termite and Pest Control.....(408) 354-9944  
Med-Net Customer Hot Line.....(408) 733-4380  
County Public Health Department.....(408) 918-4770  
County Agriculture Commissioner.....(408) 918-4600  
Poison Control Center.....1(800) 876-4766  
Structural Pest Control Board 2005 Evergreen Street, Suite 1500,  
Sacramento, CA 95815 .....1(800) 916-561-8700

Persons with respiratory or allergic conditions, or others who may be concerned about their health relative to this chemical treatment, should contact their physician concerning occupancy during and after chemical treatment prior to signing this NOTICE. NO CHEMICAL APPLICATION WILL BE PERFORMED UNTIL SUCH TIME THAT THIS NOTICE IS RETURNED. HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

\_\_\_\_\_  
OWNER/OCCUPANT DATE

\_\_\_\_\_  
OWNER/OCCUPANT DATE



**WORK AUTHORIZATION CONTRACT**

Address of Property: 1086 Byerley Avenue, San Jose, CA, 95125  
 Inspection Date: 07/10/2009  
 Report #: 37005  
 Title Co. & Escrow #: Cornerstone, Escrow # 3324199

**SECTION 1**

1A: \$ 2235.00  
 1B: \$ 175.00  
 1C: \$ 650.00  
 1G: \$ 380.00  
 7A: See #1A  
 7B: See #1B

**SECTION 2**

1D: Trades  
 1F: \$ 430.00  
 3A: Trades  
 10B: Trades  
 11B: Trades

**FURTHER INSPECTION**

1E: Will Bid  
 6A: Will Bid  
 8A: Will Bid  
 11C: Will Bid

We Authorize the Following  
 Section 1 Items to be Performed.

We Authorize the Following  
 Section 2 Items to be Performed.

We Authorize the Following  
 Items for Further Inspection.

Proposed Cost Section 1: See Above

Proposed Cost Section 2: See Above

Proposed Cost Fur.Insp.: See Above

Inspection Fee: \$ 300.00  
 Total: See Above

NOTICE TO PROPERTY OWNERS: (Section 7018 of the California Contractors License Law, Business & Professional Code Div. 3, Chap. 9.) Provides under the Mechanic's Lien Law any Structural Pest Control Operator who 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 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 contractor, in full, if the subcontractor, laborers, or suppliers remain unpaid.

BY EXECUTING THIS WORK AUTHORIZATION CONTRACT, CUSTOMER ACKNOWLEDGES THAT HE OR SHE HAS BEEN ADVISED OF THE FOREGOING AND HAS HAD THE OPPORTUNITY TO CONSULT WITH A QUALIFIED PROFESSIONAL.

I have read this work authorization contract and WDO inspection report it refers to.  
**SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.**  
 I have read and understand the terms of this work authorization contract and hereby agree to all terms thereof.

APPROVED AND READ BY: \_\_\_\_\_

DATE \_\_\_\_\_

ACCEPTED FOR: \_\_\_\_\_  
 THRASHER TERMITE & PEST CONTROL, INC.

DATE \_\_\_\_\_



## WORK AUTHORIZATION CONTRACT

Address of Property: 1086 Byerley Avenue, San Jose, CA, 95125  
Inspection Date: 07/10/2009  
Report #: 37005  
Title Co. & Escrow #: Cornerstone, Escrow # 3324199

### TERMS AND CONDITIONS

A LIEN WILL BE FILED ON THE PROPERTY 60 DAYS AFTER NOTICE OF COMPLETION IS ISSUED. THE LIEN WILL BE RELEASED ONCE THE BILL IS PAID.

It is understood that these corrections are recommended on the basis of visibly determined surface examination. In the course of work being performed on the basis of this contract, conditions may be revealed which were not evident at the time of inspection. This contract is limited to that which was visible at the time of inspection and of that, only these paragraph(s) herein specified and contracted for. We assume no responsibility for concealed or inaccessible damage or infestation that was not observed by us without excavation or opening timbers, walls, floors, ceilings, moving furnishings, storage, etc. We shall not be liable for any damage resulting from probing, cutting, opening, removal or otherwise, of timbers, walls, floors, ceilings or other parts of the building inspected. Our liability for damages by reason of errors or omissions in the Inspection Report shall be limited to the cost of the inspection and report. If additional work should be required by the City or County Building Inspector, such work will not be performed under this contract. THRASHER TERMITE AND PEST CONTROL AGREES TO FURNISH ALL LABOR, MATERIALS, SUBCONTRACTORS (if required), and compensation insurance to complete the repairs as accepted above. THRASHER TERMITE AND PEST CONTROL AGREES TO USE ALL DUE CAUTION IN THE PERFORMANCE OF OUR WORK, but in no way will we be held responsible for damage to property, plants, or animal life caused by the use of chemicals, gas or equipment in conjunction with these repairs.

It is agreed that the contract price shall be paid to THRASHER TERMITE AND PEST CONTROL, INC. upon notice of completion. It is understood that service charges of 1.5% per month on the unpaid balance, or 18% per annum, will be charged on overdue accounts and if suit is filed for collection of delinquent accounts the customer agrees to pay all litigation costs.

At least one signed copy of this contract must be returned to THRASHER TERMITE AND PEST CONTROL, INC. before work is started. This contract must be signed by a THRASHER TERMITE AND PEST CONTROL, INC. representative to be valid.

In the event of a cancellation, or other breach, of this WORK AUTHORIZATION CONTRACT, or any of the provisions thereof, the aggrieved party shall be entitled to recover from the party who cancels or otherwise, breaches in addition to any other relief provided by law, such costs and expenses as may be incurred by the aggrieved party, including reasonable attorney's fees, court costs and other costs and expenses taxable or otherwise, reasonably necessary in preparing and seeking relief, whether or not a lawsuit is filed, and in prosecuting any complaint based thereon.

THRASHER TERMITE AND PEST CONTROL, INC. GUARANTEES CHEMICAL TREATMENTS AND STRUCTURAL REPAIRS FOR ONE YEAR FROM THE DATE OF COMPLETION. WE GUARANTEE FUMIGATIONS FOR THREE YEARS FROM THE DATE OF COMPLETION. WE GUARANTEE GLASS AND FLOOR COVERING REPAIRS FOR THIRTY (30) DAYS FROM THE DATE OF COMPLETION. WE DO NOT GUARANTEE WORK COMPLETED BY THE OWNER AND/OR THEIR AGENTS. ANY TYPE OF GUARANTEE SHOULD BE OBTAINED FROM THE PERSON(S) MAKING THE REPAIRS.

NOTE: ALL CARE WILL BE TAKEN TO AVOID DAMAGE TO HIDDEN PIPES IN THE CONCRETE SLAB OR WALLS. HOWEVER, IF SUCH DAMAGE DOES OCCUR WE WILL ASSUME NO RESPONSIBILITY FOR SAME. WE WILL ASSIST THE HOMEOWNER BY CONTACTING THE PROPER TRADES TO REPAIR THE DAMAGED PIPE(S). THE HOMEOWNER IS RESPONSIBLE FOR ALL EXPENSES THAT ARISES AS A RESULT OF DAMAGED PIPES. THE HOMEOWNER UNDERSTANDS THIS CONDITION AND AGREES TO ALL LIABILITY BY SIGNING THE WORK AUTHORIZATION CONTRACT. PLEASE CALL OUR OFFICE IF YOU HAVE ANY FURTHER QUESTIONS.

MOLD DISCLAIMER: There may be health related issues associated with the structural repairs reflected in the inspection report referenced by this Work Authorization Contract. These health issues include but are not limited to the possible release of mold spores during the course of repairs. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. Any questions concerning health issues or any special precautions to be taken prior to or during the course of such repairs should be directed to a Certified Industrial Hygienist before any such repairs are undertaken.