

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 2048	Street HURAN DRIVE	City SAN JOSE	Zip 95122	Date of Inspection 5/10/11	Number of Pages 6
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	<b>The Terminators, Inc.</b> <b>880 Savaker St.</b> <b>San Jose CA 95126</b> Tel 408-298-3930 Fax 408-298-4038 Alt 800-580-PEST <a href="mailto:info@theterminators.com">info@theterminators.com</a>	Report # : 7867 Registration # : PR 0535 Escrow # : <input type="checkbox"/> CORRECTED REPORT
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Ordered by: GRAEHAM WATTS CENTURY 21 ALPHA 419 E. HAMILTON AVENUE CAMPBELL CA 95008	Property Owner and/or Party of Interest:	Report sent to:
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COMPLETE REPORT 
 LIMITED REPORT 
 SUPPLEMENTAL REPORT 
 REINSPECTION REPORT

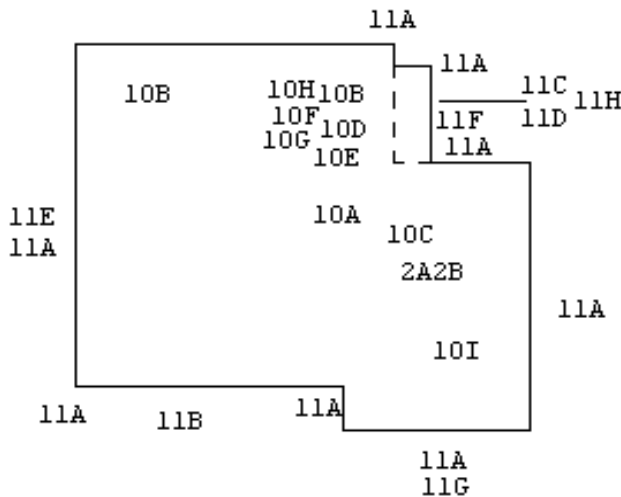
GENERAL DESCRIPTION: OCCUPIED/ONE STORY/SINGLE FAMILY RESIDENCE/WOOD FRAME/STUCCO/WOOD SIDING	Inspection Tag Posted: WATER HEATER <hr/> Other Tags Posted:
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An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural 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 items.**

**Diagram Not To Scale**



Front

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](http://www.pestboard.ca.gov).

# The Terminators, Inc.

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2048	HURAN DRIVE	SAN JOSE	CA	95122
Address of Property Inspected		City	State	Zip
5/10/11		7867		
Stamp No.	Date of Inspection	Co. Report No.	Escrow No.	

## **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.**

# The Terminators, Inc.

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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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2048	HURAN DRIVE	SAN JOSE	CA	95122
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## 2. STALL SHOWER:

02A FINDING: Caulking is broken around the master bath stall shower enclosure.  
RECOMMENDATION: Owner to recaulk the enclosure for future protection.  
SECTION II ITEM

02B FINDING: Panels are loose over the master bath stall shower.  
RECOMMENDATION: Owner to secure panels for future protection.  
SECTION II ITEM

## 10. OTHER - INTERIOR:

10A FINDING: Plumbing is corroded under the kitchen sink. No leaks were noted at this time.  
RECOMMENDATION: Owner to maintain plumbing for future protection. We will not be responsible for any future leakage.  
SECTION II ITEM

10B FINDING: Excessive moisture stains were noted on the ceiling of the bedrooms.  
RECOMMENDATION: Owner to properly maintain these areas for future protection.  
SECTION II ITEM

10C FINDING: The master bathroom vanity is fungus damaged.  
RECOMMENDATION: Replace vanity with new vanity. We will reuse the existing plumbing and countertop.  
SECTION I ITEM

10D FINDING: The hall bath tubback has been patched. No leaks were noted at this time.  
RECOMMENDATION: Owner to maintain this area for future protection.  
SECTION II ITEM

10E FINDING: Bathroom fan does not work in the hall bath.  
RECOMMENDATION: Owner to repair fan for future protection.  
SECTION II ITEM

10F FINDING: Drywall is weathered over the hall bath tubback and sink.  
RECOMMENDATION: Owner to maintain this area for future protection.  
SECTION II ITEM

10G FINDING: Caulking is broken around the hall bath tub enclosure.  
RECOMMENDATION: Owner to recaulk the enclosure for future protection.  
SECTION II ITEM

10H FINDING: Baseboard is weathered in the hall bath.  
RECOMMENDATION: Owner to maintain baseboard for future protection.  
SECTION II ITEM

# The Terminators, Inc.

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10I FINDING: We were not authorized to open the sleeper floor and inspect inside it, therefore, we assume no liability for any concealed infestations or adverse conditions in this area.

RECOMMENDATION: Owner to provide access to this area to allow for further inspection. Issue a supplemental report with findings, recommendations and cost for repairs, if any.

FURTHER INSPECTION ITEM

## 11. OTHER - EXTERIOR:

11A FINDING: The eaves, fascia and barge rafter have been damaged by fungus.

RECOMMENDATION: Remove and replace the damaged wood members. Upon completion of our 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.

SECTION I ITEM

11B FINDING: Wood trim is fungus damaged at the front.

RECOMMENDATION: Replace damaged trim as necessary.

SECTION I ITEM

11C FINDING: Evidence of infestation by Drywood termites was found at the exterior.

RECOMMENDATION: Treat the infested area with Tim-Bor (Active ingredient: Disodium Octaborate Tetrahydrate). With this type of treatment, only the wood members treated are guaranteed. Note: Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exists beyond the area(s) of local treatment, they may not be exterminated.

SECTION I ITEM

11D 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

11E FINDING: Wood framing is exposed at the left side.

RECOMMENDATION: Owner to finish the exterior stucco for future protection.

SECTION II ITEM

11F FINDING: The laundry room doors are weathered at the exterior.

RECOMMENDATION: Owner to maintain doors for future protection.

SECTION II ITEM

11G FINDING: Stucco cracks were noted around the exterior.

RECOMMENDATION: Owner to seal cracks for future protection.

SECTION II ITEM

11H FINDING: The sheetrock is weathered/broken at the laundry closet.

RECOMMENDATION: Repair sheetrock with new material. Owner to paint as desired.

SECTION II ITEM

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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, 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 Health Department-408-299-6060  
Santa Clara County Poison Control Center - 800-876-4766  
Santa Clara County Agricultural Commissioner - 408-299-6060  
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  
[info@theterminators.com](mailto:info@theterminators.com)

## AGREEMENT

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

Address of Property: 2048 HURAN DRIVE  
 City: SAN JOSE  
 State/Zip: CA 95122

The inspection report of the company dated, 5/10/11 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
10C	450.00			
10I			85.00	
11A	1,500.00			
11B	85.00			
11C	600.00			
11D	25.00			

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 Total: 2,660.00 85.00 Grand: 2,745.00

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: 5/11/11  
Report Number: 7867  
Invoice Number: 7867  
Escrow Number:

Property Inspected: 2048 HURAN DRIVE  
SAN JOSE, CA 95122

Bill To: GRAEHAM WATTS  
CENTURY 21 ALPHA  
419 E. HAMILTON AVENUE  
CAMPBELL CA 95008

Description of Service

IF PAID IMMEDIATELY - \$150

Inspection Amount:	\$225.00
Contract:	\$0.00
Labor/Materials:	\$0.00
Miscellaneous:	\$0.00
Interest:	\$0.00
<b>Invoice Total:</b>	<b>\$225.00</b>
Payments:	\$0.00
Additional Charge:	\$0.00
<b>Total Due:</b>	<b>\$225.00</b>

RETAIN THIS COPY FOR YOUR RECORDS

**THANK YOU FOR YOUR BUSINESS**

CUT HERE

CUT HERE

CUT HERE

**INVOICE / STATEMENT**

**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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Payments:	\$0.00
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RETURN THIS COPY WITH REMITTANCE

**THANK YOU FOR YOUR BUSINESS**