

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO.	STREET, CITY, STATE, ZIP	Date of Inspection	No. of Pages
949	Steinway Avenue, Campbell CA 95008	2/16/2010	10

THRASHER TERMITE & PEST CONTROL, INC.

17427 Farley Road West, Los Gatos, CA 95030-3308

Ph: (408) 354-9944 (408) 395-7934 Fax

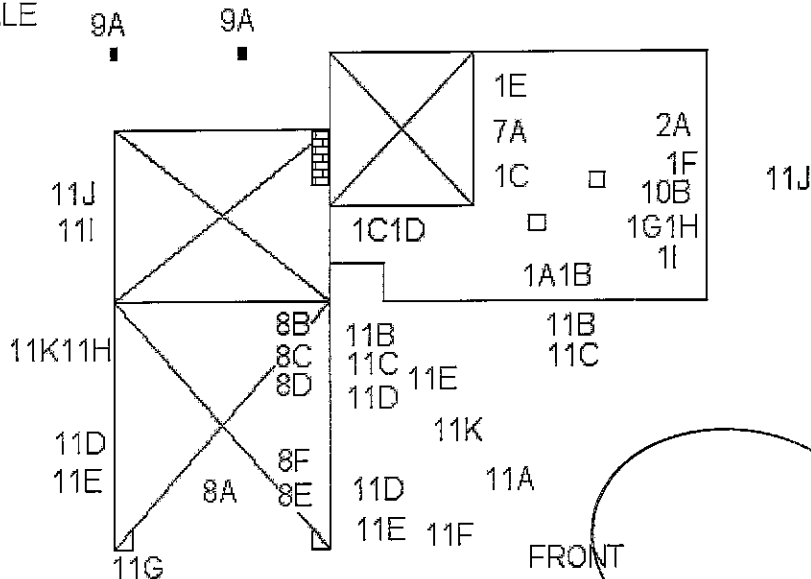
Firm Registration No. PR 5009	Report No. 192	Escrow No.
Ordered By: Intero 1567 Meridian Avenue San Jose, CA 95125 Attn: Holly Barr 979-5900 887-3225	Property Owner/Party of Interest Bryan & Karynn Zmijewski 949 Steinway Avenue Campbell, CA 95008	Report Sent To: Cornerstone Title 1702 Meridian Avenue Suite D San Jose, CA 95125 Attn: Maria Tran 266-9440 266-9441

COMPLETE REPORT <input checked="" type="checkbox"/>	LIMITED REPORT <input type="checkbox"/>	SUPPLEMENTAL REPORT <input type="checkbox"/>	REINSPECTION REPORT <input type="checkbox"/>
General Description: A one story, wood framed, single family residence with stucco and wood trim exterior.		Inspection Tag Posted: Garage	
		Other Inspection Tags: None	

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 Juan Geffroy License No. OPR 11914 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, or (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.

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.

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 any 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 Areas:

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. We provide the first 20 bags at no additional charge. If you need more than 20 bags the cost is \$1.00 per bag. Please call our office and we will have them ready for you to 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 work. 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 this type of service.

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. The infestations appear to be originating at the exterior and subarea soil.

RECOMMENDATION: **Perform a guaranteed soil treatment for the control of subterranean termites using a registered termiticide.** This treatment may include, but is not limited to the following methods of treatment: treat the subarea soil adjacent to the foundation walls (only when the infestations originate at these areas). Treat the subarea soil adjacent to the piers and/or plumbing lines. Treat the exterior soil adjacent to all accessible exterior foundation walls using drill and treat, trench and treat and/or rod and treat application methods. After the treatment all holes will be patched and all accessible evidence of subterranean termites (mud shelter tubes and/or swarmers) will be removed.

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

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Substructure Areas:

NOTE: the soil treatments will be performed in compliance with the Termidor SC Post Construction Exterior Perimeter/Localized Interior (EP/LI) Label Instructions.

NOTE: The treatment outlined in the item above will guarantee the entire structure against infestations by subterranean termites for a period of two years from completion.

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

NOTE: We will be unable to guarantee an exact match at the areas that are drilled and then patched. This will include painted surfaces, aggregate, brick, tile, grout, etc.

NOTE: We will attempt to perform the outlined drill and treat without damaging any electrical conduits, gas lines or plumbing lines that may exist. If any damage does occur we would assist the property owner by contacting the proper tradesperson for repairs (if requested). The property owner would be responsible for all expenses that result from these additional repairs. All interested parties should be aware that Thrasher Termite & Pest Control, Inc. assumes no responsibility for damage that may occur to any of these concealed conduits, gas lines or plumbing lines. By signing our authorization agreement to perform the treatment serves as acknowledgement of this disclaimer.

ITEM 1D FINDING: Cellulose debris was noted on the subarea soil.

RECOMMENDATION: Remove the debris and dispose of it properly.

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

ITEM 1E NOTE: An animal carcass was noted on the subarea soil. This is not a wood destroying issue, however, it is listed for informational purposes only.

***** Information Item *****

ITEM 1F FINDING: Surface fungus infections were noted at the subfloor around the toilet at the master bathroom.

RECOMMENDATION: Scrape and/or wire brush off all surface fungus infections and treat with a registered fungicide.

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

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

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Substructure Areas:

ITEM 1G FINDING: An excessive moisture condition was noted at the hall bathroom tubback. Moisture has entered causing fungus damage to the sheetrock, backing and to the subfloor. Concealed damage may be revealed.

RECOMMENDATION: Remove the complete existing tubback to include the ceramic tile, sheetrock and tub and set it aside. This will expose the fungus damaged subflooring. We will remove the damaged subflooring and check for concealed damage. If no further damage is found, new subfloor materials will be installed as needed. The same tub will be reinstalled, properly plumbed with a new waste and overflow assembly. New sheetrock will be installed at the tubback walls, taping and sealing all voids. We will then install new ceramic tile throughout the complete tubback area. The new tile will be set close-joint, in a mortar base. If any further damage is found during the course of our repairs, a Supplemental Report will be issued with our additional findings and cost.

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

ITEM 1H ADDITIONAL
RECOMMENDATION: At the time of the tubback repairs we will remove the existing tub/shower fixture and install a new anti-scald guard fixture, properly plumbed. The new fixture will be a single-handled chrome fixture. Any other type of fixture will be considered an upgrade and extra costs will be incurred.

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

ITEM 1I FINDING: The repairs outlined at the hall bathroom tubback will require a building permit.

RECOMMENDATION: Our firm will obtain and purchase the necessary building permit. Please refer to the note at the end of this report for additional information regarding the permit process.

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

Stall Shower:

ITEM 2A FINDING: Cracked tiles/grout and deteriorated caulking were noted at the master bathroom stall shower grout joints.

RECOMMENDATION: Trades should be employed to repair, regrout and seal as necessary. The owner is advised to maintain this area in the future.

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

Attic Spaces:

ITEM 7A 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: Some areas at the interior of the garage are inaccessible for inspection due to storage.

RECOMMENDATION: FURTHER INSPECTION recommended. Others must clear the storage at the interior perimeter of the garage. We will then perform a Further Inspection at the previously inaccessible areas. Our findings will be issued on a Supplemental Report.

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

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Garages:

ITEM 8B FINDING: Corrosion was noted at the water heater.

RECOMMENDATION: Trades should be employed to check and make all necessary repairs.

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

ITEM 8C FINDING: Surface fungus infections were noted at the water heater stand. This condition was caused due to leaks at the water heater relief valve.

RECOMMENDATION: Scrape and/or wire brush off all surface fungus infections and treat with a registered fungicide.

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

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

ITEM 8D ADDITIONALRECOMMENDATION: A licensed plumber should be employed to direct the relief valve line to the exterior.

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

ITEM 8E FINDING: Evidence of drywood termite activity was noted at the garage framing.

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

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

ITEM 8F FINDING: Drywood termite pellets and/or swarmers were noted at the garage framing.

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

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

Decks - Patios:

ITEM 9A FINDING: There are two posts in direct contact with the patio concrete. This could create a moisture condition at the posts.

RECOMMENDATION: Install temporary supports. Remove the posts and cut off the base of each post. Reinstall the same posts, properly installed on a raised metal bracket. The exposed end of each post will be primer painted only. The temporary supports will be removed.

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

Other - Interiors:

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 *****

ITEM 10B FINDING: Corrosion was noted at the master bathroom pedestal sink waste and supply lines.

RECOMMENDATION: Trades should be employed to check and make all necessary repairs.

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

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Other - Exteriors:

ITEM 11A FINDING: The stucco extends into the soil around the exterior perimeter of the structure. Inaccessible areas exist due to this condition. This may provide an entry point for subterranean termites.

RECOMMENDATION: Trades should be employed to check and make all necessary repairs.

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

ITEM 11B FINDING: Evidence of drywood termite activity was noted at the roof overhang and exterior vents.

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

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

ITEM 11C FINDING: Drywood termite pellets and/or swarmers were noted at the roof overhang and exterior vents.

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

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

ITEM 11D FINDING: Fungus damage and/or drywood termite damage were noted at the plywood roof sheathing and at the 2" x 4" rafter tails. Concealed damage may be revealed.

RECOMMENDATION: Remove the roof covering as necessary. Remove the damaged wood members and check for concealed damage. If no further damage is found, we will replace with new materials. The repaired areas will be primer painted only. If any further damage is found during the course of these repairs, a Supplemental Report will be issued with our additional findings and cost. NOTE: The eave wood members will be braced and/or reinforced as necessary. Thrasher Termite & Pest Control will attempt to maintain the original cosmetic appearance of the eaves, however, when performing partial repairs this is not always practical. We cannot guarantee an exact match of the existing materials and/or sizes.

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

ITEM 11E ADDITIONAL

RECOMMENDATION: A licensed roofer must be employed to repair/replace the roof covering we removed while completing our phase of the roof work, as outlined in the item above. NOTE: The cost for the roofer is not included in our bid. The owner/agent is responsible for contacting and scheduling the roofer. Please call our office if you have any further questions.

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

ITEM 11F FINDING: Cracks were noted at the exterior stucco.

RECOMMENDATION: Trades should be employed to check and make all necessary repairs.

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

ITEM 11G FINDING: Fungus damage was noted at the large garage door jamb.

RECOMMENDATION: Trim off the damaged portion and pack the void with concrete.

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

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Other - Exteriors:

ITEM 11H FINDING: Fungus damage was noted at the small garage door

RECOMMENDATION: Remove the damaged door and jambs. Install a new prehung unit of similar quality and design. Our bid includes primer painting the new door and reinstalling the same hardware.

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

ITEM 11I FINDING: Wood debris with evidence of subterranean termites was noted at the area indicated on the diagram.

RECOMMENDATION: Remove and dispose of the debris. Refer to item #1C which outlines a full subterranean termite treatment.

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

ITEM 11J NOTE: The eaves higher than 10' 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 *****

FOR ALL OF YOUR JOB SCHEDULING NEEDS PLEASE CALL CAROLYN GAVIN AT (408) 354-9944, EXTENSION 500 OR YOU CAN REACH HER BY EMAIL AT: CGAVIN@THRASHERTERMITE.COM

NOTE: TYPICALLY IT TAKES APPROXIMATELY ONE TO TWO WEEKS TO SCHEDULE WORK (DEPENDING ON THE SIZE OF THE JOB). 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.

NOTE: The tile allowance we provide is based on \$4.00 per square foot. This is for a standard 4X4 or 6X6 ceramic tile. Larger tiles require additional labor and the trim/border tiles are also more expensive. If any deco tiles, feature strips, liners, etc. are chosen there will be additional charges for the tile and the labor. Unless other arrangements are made all tile will be set closed joint with white grout. Any other type of tile selection or tile installation will be considered an upgrade and extra costs will be incurred. If the tile selection is less than \$4.00 per square foot there will not be a refund. Please call our office if you have any further questions or if you want a bid for an upgrade. NOTE: Our company does not apply any type of sealant once the tile installation is completed. If you desire further information about sealing the tile please contact the appropriate tradesperson.

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NOTE: A local city building permit may need to be on file to complete some of the repairs outlined in this inspection report. If Thrasher Termite and Pest Control is employed to perform the repairs we will obtain the necessary permit. If the local building department requires any additional plans, drawings or modifications (i.e. structural, plumbing, electrical, framing, engineering, etc.) the cost to obtain these services is not included in our bid. It may be necessary for the owner and/or the agent to meet the building department inspector when needed, however we will inform the owner and/or agent of the scheduled appointments as they become necessary. We will try to provide as much lead-time as possible. If there are any further questions regarding the building permit, please feel free to give our office a call.

NOTE: The local building department may require the installation of smoke detectors prior to the final building inspection, in order to comply with State Fire Regulations. Upon request, we will install new battery operated smoke detectors at the required locations.

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 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 _____

(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) 423-0701
 County Agriculture Commissioner.....(408) 918-4600
 Poison Control Center.....1(800) 876-4766
 Structural Pest Control Board
 1418 Howe Avenue #18, Sacramento, CA 958251(800) 737-8188

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 FOREMENTIONED.

 OWNER/OCCUPANT DATE

 OWNER/OCCUPANT DATE

17427 Farley Road West, Los Gatos, CA 95030-3308

Ph: (408) 354-9944 (408) 395-7934 Fax

WORK AUTHORIZATION CONTRACT

Address of Property: 949 Steinway Avenue, Campbell CA 95008

Inspection Date: 2/16/2010

Report #: 192

Title Co. & Escrow #: Cornerstone Title Escrow #

SECTION 1		SECTION 2		FURTHER INSPECTION
1A	\$ 1480.00	11G	\$ 160.00	8A \$ 175.00
1B	\$ 175.00	11H	\$ 560.00	
1C	\$ 1450.00	11I	See #1C	
1F	\$ 210.00			
1G	\$ 2540.00			
1H	\$ 450.00			
1I	Will Bid			
8C	\$ 190.00			
8D	Trades			
8E	See #1A			
8F	See #1B			
11B	See #1A			
11C	See #1B			
11D	\$ 910.00			
11E	Roofer			

We Authorized the Following Section 1 Items to be Performed.

We Authorized the Following Section 2 Items to be Performed.

We Authorized the Following Items for Further Inspection.

Proposed Cost Section 1: _____

Proposed Cost Section 2: _____

Proposed Cost Fur.Insp.: _____

NOTICE TO PROPERTY OWNERS: (Section 7018 of the California Contractors License Law, Business & Professional Code Div. 3, Chapter 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 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 contractor, in full, if the subcontractors, 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.

A SIGNED WORK AUTHORIZATION CONTRACT MUST BE RECEIVED BEFORE WORK WILL BE SCHEDULED.

APPROVED AND READ BY:

DATE

ACCEPTED FOR:

DATE

THRASHER TERMITE & PEST CONTROL, INC.

INVOICE

THRASHER TERMITE & PEST CONTROL, INC.

17427 Farley Road West, Los Gatos, CA 95030-3308

Ph: (408) 354-9944 (408) 395-7934 Fax

DATE	REPORT #	ESCROW #	PROPERTY LOCATION
02/16/2010	192		949 Steinway Avenue, Campbell CA 95008

TO: Cornerstone Title
1702 Meridian Avenue Suite D
San Jose, CA 95125
ATTN: Maria Tran

161460	02/16/2010	Payment	-\$175.00
161459	02/16/2010	Inspection	\$175.00
<hr/>			
Balance Due:			\$0.00

RETAIN THIS COPY FOR YOUR RECORDS

DUE AND PAYABLE WITHIN 10 DAYS

1.5% per month charged on all past due accounts. This is an annual percentage rate of 18%

(Interest charged pursuant to the Robinson-Patman Act)

NOTICE: "Under the Mechanics'Lien law, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has the 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 own contractor in full, if the subcontractor, laborer, or supplier remains unpaid."

THANK YOU FOR YOUR BUSINESS