

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 2878	STREET, CITY, STATE, ZIP Richgrove Court, San Jose CA 95148	Date of Inspection 5/11/2022	No. of Pages 6
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We Make Homes Healthy™

17427 Farley Road West **Phone: 408-354-9944**
 Los Gatos CA 95030 **Fax: 408-395-7934**

www.ThrasherTermite.com info@ThrasherTermite.com

Firm Registration No. PR 5009	Report No. 27576	Escrow No.
Ordered By: Sereno Group - Kevin Lu 350 Cambridge Avenue Suite 100 Palo Alto, CA 94306	Property Owner/Party of Interest Cherrie Chen 2878 Richgrove Court San Jose, CA 95148	Report Sent To:

COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

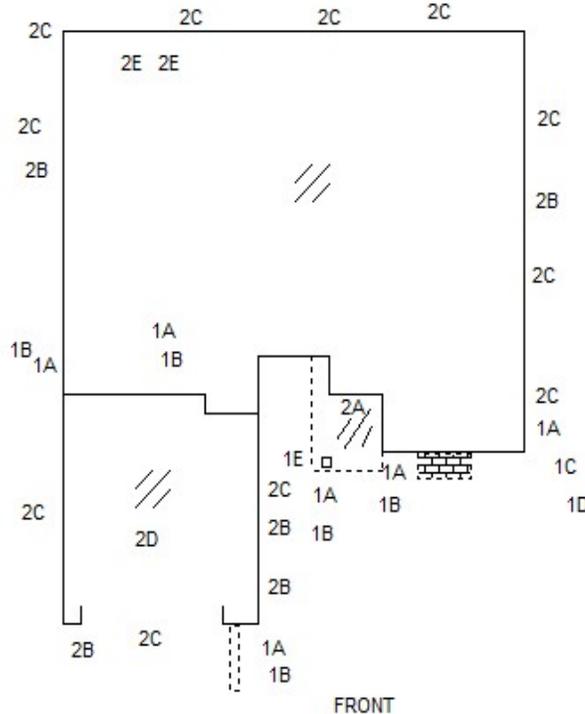
General Description: One story, wood framed, single family residence with wood exterior.	Inspection Tag Posted: Garage
	Other Tags Posted: None noted in the last two years

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



Received 1 - 8 pages

Sign _____ DATE _____

Sign _____ DATE _____

Inspected by Mike Perez State License No. FR 60510 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.
 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. 04/2015)

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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.

NOTICE: 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. You have a right to seek a second opinion from another company.

The following areas were not inspected, as indicated in Section #1990 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: Unless otherwise specified in the body of this report, the fences were not inspected, nor included in this report.

NOTE: When our company performs sheetrock work we will tape and seal all voids/joints. However, no texturing and no painting are ever included in our bid.

NOTE: 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 California State Contractors License Board.

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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.

UNKNOWN FURTHER INSPECTION- 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.

**** SECTION 1 ****:

ITEM 1A FINDING: Fungus damage and drywood termite damage were noted at the plywood eaves, 2"x6" rafter tails, and 2"x10" barge rafter.

RECOMMENDATION: Remove the roof covering and/or gutters as necessary. Remove the damaged wood members and replace with new materials. The repaired areas will be primer painted only. If further damage is found a supplemental report will be issued. 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, we cannot guarantee an exact match of the existing materials and/or sizes.

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

ITEM 1B ADDITIONAL RECOMMENDATION: A licensed roofer/gutter trades person must be employed to repair/replace the roof covering/gutters after we complete our work, as outlined in the item above. NOTE: The owner/agent is responsible for contacting and scheduling the roofer/gutter trades person.

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

ITEM 1C FINDING: Evidence of drywood termite activity was noted at the exterior rafters. These infestations appear to extend into inaccessible areas.

RECOMMENDATION: Fumigate the entire structure with Vikane 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 (Sulfuryl Flouride), along with the chemical Chloropicrin.

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******* SECTION 1 *****:**

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 1D FINDING: Drywood termite pellets were noted at the exterior rafters.

RECOMMENDATION: Remove, vacuum and/or mask all accessible drywood termite pellets as noted.

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

ITEM 1E FINDING: Fungus damage was noted to the 3-1/8"x10-3/4" support beams.

RECOMMENDATION: Cut approximately 17 inches of the damaged area and replace with new materials, sealing all voids. The repaired areas will be primer painted only. If any further damage is found a supplemental report will be issued with our additional findings and cost.

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

******* SECTION 2 *****:**

ITEM 2A FINDING: Signs of weathering were noted at the front door and trim.

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

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

ITEM 2B 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 2C FINDING: Voids were noted from the exterior trim to trim.

RECOMMENDATION: Seal/paint the voids to prevent moisture intrusion.

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

ITEM 2D FINDING: Cracks were noted at the garage slab.

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

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

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******* SECTION 2 *****:**

ITEM 2E FINDING: Leaks were noted at the master bathroom sink drains.

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

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

******* NOTES *****:**

NOTE: Standard water tests were performed at the master bathroom and hall bathroom stall showers. The showers are on a concrete slab. No visible evidence of leakage was detected at this time. The owner is advised to maintain the showers as necessary.

NOTE: The stucco extends into the soil at the exterior of the structure. Inaccessible areas exist due to this condition. This may provide an entry point for subterranean termites. The owner is advised to have periodic inspections.

NOTE: There is a stucco privacy wall that is inaccessible for a complete inspection due to the type of construction. We inspected this area as practical.

NOTE: Portions of the garage are inaccessible for inspection due to storage and/or enclosed wall framing (ie. sheetrock, paneling, built-in cabinets, etc.). We inspected the interior of the garage as practical.

NOTE: Cracks were noted at the interior walls and/or ceiling. Trades should be employed to repair, seal and/or paint as needed.

NOTE: Others have recently painted the interior. This does limit our inspection at some areas. We inspected the interior as practical.

FOR ALL OF YOUR JOB SCHEDULING NEEDS PLEASE CALL (408) 354-9944, EXTENSION 203 OR YOU CAN SEND AN EMAIL TO: INFO@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: 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 3 to 5 days lead time when scheduling a reinspection. There is a 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 ___ X DRYWOOD TERMITES ___ OTHER

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

- ___ A. TERMIDOR: Active ingredients: Fipronil
X B. VIKANE Active ingredients: Sulfuryl Flouride & Chloropicrin
___ C. CY-KICK: Active ingredients: Cyfluthrin
___ D. BORA-CARE: Active ingredients: Disodium Octaborate Tetrahydrate
___ E. TIM-BOR: Active ingredients: Disodium Octaborate Tetrahydrate

(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 & Pest Control, Inc 408-354-9944

County Public Health Department: Alameda--510-267-8000 | San Benito--831-637-5367 | San Mateo--650-573-2222
Santa Clara--408-792-5050 | Santa Cruz--831-454-2022

County Agriculture Commissioner: Alameda--510-670-5232 | San Benito--831-637-5344 | San Mateo--650-363-4700
Santa Clara--408-918-4600 | Santa Cruz--831-464-2620

California Poison Control Center: 1-800-222-1222

Med-Net Hotline: 408-973-0888 and after hours 800-501-9008

Structural Pest Control Board: 916-561-8700 2005 Evergreen Street #1500, Sacramento CA 95815

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



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WORK AUTHORIZATION CONTRACT

Address of Property: 2878 Richgrove Court, San Jose CA 95148

Inspection Date: 5/11/2022

Report #: 27576

Title Co. & Escrow #:

SECTION 1	SECTION 2	FURTHER INSPECTION
1A \$ 3275.00	2A Trades	
1B Roofer	2B Trades	
1C \$ 2360.00	2C Trades	
1D \$ 175.00	2D Trades	
1E \$ 825.00	2E Trades	

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.



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TERMS AND CONDITIONS

Quoted prices remain valid for 180 days after the Inspection Date.

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 & PEST CONTROL AGREES TO FURNISH ALL LABOR, MATERIALS, SUBCONTRACTORS (if required), and compensation insurance to complete the repairs as accepted above. THRASHER TERMITE & 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.

The customer is responsible for providing access to the property. If fumigation is part of this work authorization, then the customer is responsible for preparing the home for fumigation following the steps outlined on the Preparation for Termite Fumigation Checklist.

It is agreed that the contract price shall be paid to Thrasher Termite & 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 & Pest Control, Inc. before work is started. This contract must be signed by a Thrasher Termite & 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 & Pest Control, Inc. guarantees chemical treatments for one year from date of completion. We guarantee fumigations for three years from date of completion. The chemical treatment and fumigation guarantee does not cover either the replacement or repair of any termite damage, either prior to or following the termite treatment. The guarantee provides for remedial treatment only. We guarantee structural repairs for one year from the date of completion. We guarantee all plumbing repairs, the resetting of toilets, installation/repairs to glass enclosures, and floor covering repairs for thirty (30) days from date of completion. We DO NOT guarantee work completed by the owner and/or their agents.

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.