

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT


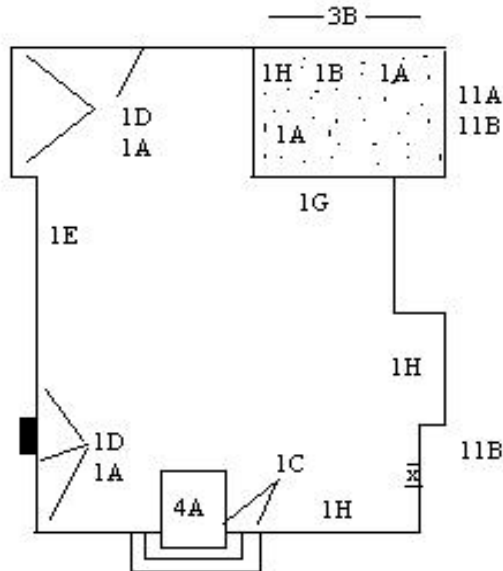

Building No. 521	Street Crescent Avenue	City San Mateo	Zip 94402	Date of Inspection 5/20/13	Number of Pages 7
 <div style="margin-left: 20px;"> A & R Termite Control P. O. Box 1262 San Mateo CA 94401 Tel 650-347-9512 Fax 650-343-1436 ARTermite@Comcast.net </div>				Report # : 13-0503 Registration # : PR 0581 Escrow # : <input type="checkbox"/> CORRECTED REPORT	
Ordered by: Erica Damelio Alain Pinel 520 S. El Camino Real San Mateo CA 94402		Property Owner and/or Party of Interest: Unknown		Report sent to:	
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 FRAME STUCCO SINGLE FAMILY RESIDENCE				Inspection Tag Posted: BASEMENT <hr/> Other Tags Posted:	
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 checked="" type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus / Dryrot <input checked="" type="checkbox"/> Other Findings <input checked="" type="checkbox"/> Further Inspection <input checked="" type="checkbox"/> 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: Clifton Williams State License No. FR 22410 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, 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)

A & R Termite Control

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521	Crescent Avenue	San Mateo	CA	94402
Address of Property Inspected		City	State	Zip
5/20/13		13-0503		
Stamp No.	Date of Inspection	Co. Report No.	Escrow No.	

Thank you for selecting our company to perform a structural pest control inspection report on your property. Please take a few moments to read all documents and become familiar with their contents. This report, the work authorization contract, the occupant's chemical notice and any other attachments (if applicable) contain important information regarding the inspection, inspection report and any work to be performed by **A & R TERMITE CONTROL**.

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 on the date of inspection, and contains recommendations for correcting any infestations, infections or other adverse conditions found. The contents of these reports are governed by the Structural Pest Control Act and its rules and regulations.

Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, built-in appliances or cabinet work, insulated attics, or portions thereof. Our inspectors do not carry thirty foot ladders on their trucks. Eaves, trim, wood siding, and windows above eleven feet from the ground were not inspected. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed upon request and at an additional cost.

THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. You should contact a qualified roofing contractor who is licensed by the contractor's State Licensing Board for any recommendations regarding the condition of roof coverings.

IF DURING THE PERFORMANCE OF ANY REPAIRS OR REINSPECTIONS BY THIS COMPANY ANY INFESTATIONS OR INFECTIONS ARE REVEALED THAT WERE NOT EVIDENT AT THE TIME OF OUR ORIGINAL INSPECTION, A SUPPLEMENTAL REPORT WILL BE ISSUED WITH FINDINGS, RECOMMENDATIONS AND FURTHER COST FOR ANY ADDITIONAL CORRECTIONS. No additional work will commence without prior authorization.

Re-inspection. A re-inspection of work done by others will be performed only if requested. Re-inspections must be performed within four months (120 days) from the date of the original inspection. The re-inspection fee will be equal to but not more than the original inspection fee. Depending on our workload, we may not be able to perform re-inspections on short notice, so please plan ahead.

Certification. If certification is desired on work done by **A & R TERMITE CONTROL**, all Section I work must be done within 120 days from the date of the original inspection. If certification is desired on work done by others, a re-inspection must be performed within 120 days from the date of the original inspection. To provide certification, we must re-inspect the areas of repair after all damage has been removed and before the area is closed, covered, or any new material is installed. We will not re-inspect areas that have been closed, covered, or otherwise obscured. To avoid confusion, we advise parties performing repairs to contact us prior to commencing any work requiring certification by this company. We cannot re-inspect and will not certify chemical applications performed by others.

Guarantees. Repairs performed by **A & R TERMITE CONTROL** are guaranteed for a period of one year, with the following exceptions: The resetting of toilets, caulking and grouting, plumbing repairs and resetting and sealing of tub or shower enclosures are guaranteed for 30 days only, as these are owner maintenance areas. Guarantees on termite treatments are limited to the areas treated only. The guarantee covers treatment only and does not include or cover any resultant damage or reimbursement for any other costs. We do not guarantee against future infestations, infections or for conditions present but not evident at the time of our inspection.

A & R TERMITE CONTROL CANNOT GUARANTEE WORK PERFORMED BY OTHERS.

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. Therefore, you have a right to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly from another company.

This Wood Destroying Pest & Organisms Report **DOES NOT INCLUDE MOLD** or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

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This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for 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.

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 symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control operator immediately.”

For further information, contact any of the following:

County Health Department	(650) 573-2757	County Agricultural Commissioner	(650) 363-4700
County Poison Control Center	(800) 622-9885	Structural Pest Control Board	(916) 920-6323

The pesticides proposed to be used and their active ingredients are:

COPPER NAPHTHENATE 20

q Active Ingredients: 20%
Inert Ingredients: 80%

PREMISE 75 (Imidacloprid)

q Active Ingredients: 75%
Inert Ingredients: 25%

ZYTHOR or VIKANE (Sulfuryl Fluoride)

q Active Ingredients: 99%
Inert Ingredients: 1%

TIMBOR (Disodium Octaborate)

q Active Ingredients: 98%
Inert Ingredients: 2%

BAYGON INVADER HPX
(Phenyl Methylcarbamate)

q Active Ingredients: 1%
Inert Ingredients: 99%

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This is a separated report which is defined in Section I/II conditions evident on the date of the inspection. Section I contains items where there is visible 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 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.

1. SUBSTRUCTURE

1A - FINDING: Evidence of subterranean termite tubing was noted in the substructure area.

RECOMMENDATION: Destroy all accessible shelter tubes. Treat the area as necessary with a state registered chemical for the control of subterranean termites.

1B - FINDING: Fungus damage was noted to the basement window sash.

RECOMMENDATION: Remove the damaged window sashes and replace with new window sashes painted with one coat of white primer, utilizing existing locks and hardware.

1C - FINDING: Fungus damage was noted to portions of the mud sill and framing.

RECOMMENDATION: Working from the substructure, cut out the damaged sections of wood framing from below and replace with new treated materials to give adequate support. Treat all adjacent areas with a fungicide.

NOTE: Should damage be found to extend into inaccessible areas above the subfloor, there would be additional charges for any additional repairs necessary.

1D - FINDING: Subterranean termite and fungus damage was noted to the substructure framing and sheathing.

RECOMMENDATION: Remove the stucco over the damaged areas. Cut out the damaged sections of wood framing and replace with new treated material. Restucco disturbed areas and prime paint one coat.

NOTE: At portions of these repairs where it may be possible or practical, cut out the damaged sections of wood framing from below and replace with new treated materials to give adequate support. Treat all adjacent areas with a fungicide.

NOTE: Should damage be found to extend into inaccessible areas above the subfloor, there would be additional charges for any additional repairs necessary.

1E - FINDING: Surface fungus was noted on the top plates in the substructure area.

RECOMMENDATION: Scrape off all surface fungus from the affected wood members and treat these areas with a wood preservative.

1F - FINDING: Portions of the substructure soil were noted to be slightly damp at the time of this inspection. Alkali deposits were noted on the substructure's rat proofing

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and/or foundation at various areas. No evidence of infestation or infection was noted as a result of this condition.

RECOMMENDATION: Owner is advised to contact qualified tradesman for further evaluation, solutions and possible impact of this condition.

1G - FINDING: Earth-wood contact was noted at the wood framing in the subarea. No evidence of infestation or infection was noted as a result of this condition.

RECOMMENDATION: Suggest interested parties remove or elevate the area to eliminate earth-wood contact.

1H - FINDING: Old and inactive evidence of subterranean termite residue/tubing stains was noted at the substructure framing.

RECOMMENDATION: As no visible indications of active infestation were noted at this time, we recommend that the owner keep this area under observation and have this area periodically inspected.

1I - FINDING: Portions of the substructure framing members were inaccessible for inspection due to batton insulation and plywood shear wall material nailed to the framing members. Inspection of the substructure is limited to the exposed wood members only as no efforts are made to disturb the insulation or remove the plywood shear wall material for the purpose of this inspection.

RECOMMENDATION: Owner is advised to contact qualified tradesman for further evaluation, solutions and possible impact of this condition.

3. FOUNDATIONS

3A - FINDING: Cracks were noted in the structures perimeter foundation at various areas. No outward evidence of infestation or infection was noted as a result of this condition.

RECOMMENDATION: Owner is advised to contact qualified tradesman for further evaluation, solutions and possible impact of this condition.

3B - FINDING: The foundation was noted to be marginal to below the exterior grade level. No evidence of infestation or infection was noted as a result of this condition.

RECOMMENDATION: Owner is advised to keep this area under observation and have this area periodically inspected. Should any further information be desired, further inspection could be performed upon request and at an additional charge. Owner is advised to grade and lower the exterior soil level at this area in future home maintenance.

4. PORCHES

4A - FINDING: Subterranean termite and fungus damage was noted to the framing below the front porch brick landing.

RECOMMENDATION: Break out the concrete and brick completely. Cut out all damaged sections of wood framing and replace and resupport with new treated materials. Install a new hot mopped moisture membrane. Pour, place and finish a new concrete and brick to the landing and first stair only to match as close as available materials permit. Restucco any disturbed areas and prime paint one coat.

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4A-1 - FINDING: As per the request of the person ordering this report, we offer this secondary measure, which is substandard and carries no guarantee.

RECOMMENDATION: This company will remove the damaged wood members from below the porch and replace and resupport with new pressure treated material.

RECOMMENDATION: Owner is advised to contact qualified tradesman for sealing and waterproofing of the surface of the decks, stairs and/or landings to eliminate future moisture intrusion and/or leakage.

5. VENTILATION

5A - FINDING: Ventilation in the substructure appears inadequate due to the condition described in Item # 1E and 1F of this report. No evidence of infestation or infection was found at this time.

RECOMMENDATION: Suggest interested parties install additional substructure ventilators to the perimeter as needed to aid in reducing the excessive moisture condition.

6. ABUTMENTS

6A - FINDING: The interior framing and sheathing members of the stucco/wood abutments of the structure were inaccessible for inspection. Condition of framing in these areas could not be determined.

RECOMMENDATION: Should any further information be desired, further inspection could be performed upon request and at an additional charge.

7. ATTIC

7A - FINDING: Insulation and limited clearance prevented a thorough inspection of the attic wood members. A portion of the right side of the attic area was inaccessible for inspection due to roof sheathing. Inspection was limited to the exposed wood members only, as no efforts are made to disturb the insulation for the purpose of this inspection.

RECOMMENDATION: Should any further information be desired, further inspection could be performed upon request and at an additional charge.

10. OTHER INTERIOR

10A - FINDING: Some shifting and/or settling cracks were noted to the interior. No evidence of infestation or infection was noted as a result of this condition.

RECOMMENDATION: Owner is advised to contact qualified tradesman for further evaluation, solutions and possible impact of this condition.

10B - FINDING: Portions of the hardwood floor coverings of the downstairs half bathroom were noted to be stained. No indications of damage were evident at this time.

RECOMMENDATION: Owner is advised to contact a qualified floor covering contractor for any necessary repairs and/or corrections.

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	Date of Inspection	Co. Report No.	Escrow No.	

11. OTHER EXTERIOR

11A - FINDING: Fungus damage was noted to two of the basement window sashes.

RECOMMENDATION: Remove the damaged window sashes and replace with new window sashes painted with one coat of white primer, utilizing existing locks and hardware.

11B - FINDING: Fungus damage was noted to the exterior wood planters. The planters are not immediately attached to the stucco exterior of the structure, but are sitting in metal brackets.

RECOMMENDATION: Owner is advised to have the planters removed to eliminate the fungus infection and damage.

NOTE: WE DO ALL REPAIRS. We have included a firm cost quote for your repairs. Please consider US to perform all your certified repairs and treatments.

SECTION I, ITEMS # 1A,1B,1C,1D,1E,4A,11A,11B

SECTION II, ITEMS # 1F,1G,1H,3A,3B,5A,10A,10B

FURTHER INSPECTION, ITEMS # 1I,6A,7A

A & R Termite Control
P. O. Box 1262 San Mateo CA 94401 650-347-9512
WORK AUTHORIZATION CONTRACT

This is a contract between **A & R TERMITE CONTROL, INC.**, and:

Address of Property: 521 Crescent Avenue
City: San Mateo
State/Zip: CA 94402
Inspection report dated: 5/20/13 Report number 13-0503

ITEMIZED COST BREAKDOWN (Refer to items on the report for complete descriptions)

1A \$ 870.00
1B 495.00
1C 640.00
1D 3990.00
1E 210.00
4A 4970.00 -or- 4A-1 \$765.00
11A 910.00

Total \$ 12085.00

ITEMS ON THE REPORT MAY CONTAIN PROVISIONS FOR ADDITIONAL COSTS OVER AND ABOVE THE ORIGINAL ESTIMATE.

Please read the report carefully and completely. Minimum charge for any work is \$180.00

CONDITIONS

1. Time is of the essence in this contract. If **A & R TERMITE'S** offer is not accepted within 45 days of the date of the report, **A & R TERMITE** reserves the right to increase prices.
2. If further inspection is recommended, or if additional work is required by any government agency, **A & R TERMITE** reserves the right to increase prices.
3. Notice to owner of Mechanic Lien: Under the California Mechanics Lien Law, any structural pest control operator who contracts to do work for you and 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 court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor 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". General 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.
4. In the event that legal action is necessary to enforce the terms of this contract, attorney's fees and cost of suit may be awarded to the prevailing party.
5. Unless otherwise specified, prices quoted for work performed by **A & R TERMITE** exclude the following: all painting, decorating work or texturing; repair or replacement of wall coverings, carpets, appliances or roof coverings removed to accommodate repair work; replacing or refinishing hardwood floors; any electrical work; any plumbing work; any damage to plant life; and/or any fumigation preparation work.
6. 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 subcontractor. We subcontract to the Ultratech Division, P.O. Box 610666, San Jose, CA, 95161, (408) 929-5621.
7. TERMS OF PAYMENT: The undersigned owner, owner's agent or other responsible party (hereinafter known as "We") agrees to pay **A & R TERMITE CONTROL, INC.**, the sum of \$ _____, upon issuance of Notice of Work Completed. Accounts are past due thirty days after date of completion. Interest, at the maximum legal rate, will be charged on all past due accounts.
8. We instruct _____, holder of escrow # _____, to pay **A & R TERMITE CONTROL, INC.**, the sum of \$ _____ upon close of escrow. We understand that we are responsible for payment, and if escrow does not close within 60 days of completion of work we will pay **A & R TERMITE CONTROL, INC.**, in full.
9. We authorize **A & R TERMITE CONTROL, INC.**, to perform the following items: _____
_____ for a contract price of \$ _____.

I have read this contract and the termite report to which it refers.

NAME OF PERSON RESPONSIBLE:

SIGNED: _____
(Owner)

Print Name: _____

Date: _____

PHONE: _____

SIGNED _____
(Owner's Agent)

Print Name: _____

Date: _____

PHONE: _____

NAME OF PERSON CONTACT FOR ACCESS: _____ HOME PH#: _____

Notes: _____ WORK PH#: _____

Is upgrading or choice of linoleum or tile color desired? ☒ YES ☐ NO

Note: There will be additional charges for special material chosen. If no choice is given, neutral colors and /or standard grades will be installed.

INVOICE / STATEMENT**A & R Termite Control**

P. O. Box 1262
San Mateo CA 94401
Tel 650-347-9512 Fax 650-343-1436

Date: 5/20/13
Report Number: 13-0503
Invoice Number: 13-0503
Escrow Number:

Property: Unknown
Inspected: 521 Crescent Avenue
San Mateo, CA 94402

Bill To: Erica Damelio
Alain Pinel
520 S. El Camino Real
San Mateo CA 94402

Description of Service

Structural Pest Control Report

Inspection Amount:	\$260.00
Contract:	\$0.00
Labor/Materials:	\$0.00
Miscellaneous:	\$0.00
Interest:	\$0.00

Invoice Total: \$260.00

Payments: \$0.00
Additional Charge: \$0.00

Total Due: \$260.00

RETAIN THIS COPY FOR YOUR RECORDS

THANK YOU FOR YOUR BUSINESS

CUT HERE

CUT HERE

CUT HERE

INVOICE / STATEMENT**A & R Termite Control**

P. O. Box 1262
San Mateo CA 94401
Tel 650-347-9512 Fax 650-343-1436

Date: 5/20/13
Report Number: 13-0503
Invoice Number: 13-0503
Escrow Number:

Property: Unknown
Inspected: 521 Crescent Avenue
San Mateo, CA 94402

Bill To: Erica Damelio
Alain Pinel
520 S. El Camino Real
San Mateo CA 94402

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Interest:	\$0.00

Invoice Total: \$260.00

Payments: \$0.00
Additional Charge: \$0.00

Total Due: \$260.00

RETURN THIS COPY WITH REMITTANCE

THANK YOU FOR YOUR BUSINESS