

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. <b>3182</b>	STREET, CITY, STATE, ZIP <b>Ross Avenue, San Jose CA 95124</b>	Date of Inspection <b>4/12/2017</b>	No. of Pages <b>7</b>
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**We Make Homes Healthy™**

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Firm Registration No. <b>PR 5009</b>	Report No. <b>15800</b>	Escrow No.
Ordered By: Meredith Homes -Meredith Harrington 15750 Winchester Blvd. #104 Los Gatos, CA 95030	Property Owner/Party of Interest Chad L. Clemings 3182 Ross Avenue San Jose, CA 95124	Report Sent To:

COMPLETE REPORT   
  LIMITED REPORT   
  SUPPLEMENTAL REPORT   
  REINSPECTION REPORT

General Description: A one story, wood framed, single family residence with stucco and masonry siding exterior.

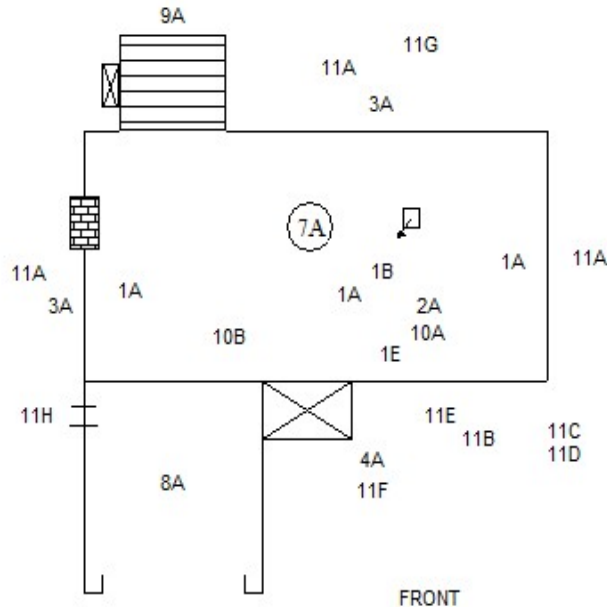
Inspection Tag Posted: Subarea  
 Other Tags Posted: None noted.

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 Miguel Torres                      State License No. OPR 9921                      Signature *Miguel Torres*

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

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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: 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.

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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.

**Substructure Areas:**

- ITEM 1A FINDING: Cellulose debris, with evidence of fungus infection, was noted on the subarea soil.
- RECOMMENDATION: Remove the debris and dispose of it properly.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*
- ITEM 1B FINDING: Fungus and fungus damage were noted to the subfloor below the hall bathroom toilet.
- RECOMMENDATION: Remove the toilet. Cut out and trim back the damage at the toilet area. We will then reset the toilet on a new wax seal, properly bolted. If any further damage is found a Supplemental Report will be issued with our additional findings and cost.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*
- ITEM 1C FINDING: Fungus and fungus damage were noted below the master bathroom. Leaks at the shower drain have caused fungus damage to the plywood subfloor. Concealed damage may be revealed.
- RECOMMENDATION: Remove the damaged wood members and replace/reinforce with new materials. The adjacent areas will be treated with a registered fungicide. If any further damage is found a Supplemental Report will be issued with our additional findings and cost.  
\*\*\*\*\* 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 1D ADDITIONAL  
RECOMMENDATION: A licensed plumber must be employed to check and eliminate all leakage as needed.  
\*\*\*\*\* This is a Section 1 Item \*\*\*\*\*

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**Substructure Areas:**

ITEM 1E FINDING: Leaks were noted below the hall bathroom tub drain assembly.

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

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

**Stall Shower:**

ITEM 2A FINDING: Cracks were noted at the master bathroom stall shower grout joints.

RECOMMENDATION: RegROUT and seal as needed. The owner is advised to maintain this area in the future.

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

**Foundations:**

ITEM 3A FINDING: Cracks/voids were noted at the foundation. This condition may lead to moisture intrusion in the subarea and/or infestation by subterranean termites.

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

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

**Porches - Steps:**

ITEM 4A FINDING: Fungus and fungus damage were noted at the base of the post and pad.

RECOMMENDATION: Install temporary supports. Remove the damaged pad. Trim off the damaged end of the post and reinstall it properly installed on raised metal brackets. The new posts end grain of the post will be primer painted only. Remove the temporary supports.

\*\*\*\*\* This is a Section 1 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 NOTE: Portions of the garage are inaccessible for inspection due to enclosed wall framing (ie. sheetrock, paneling, built-in cabinets, etc.). We inspected the interior of the garage as practical.

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

**Decks - Patios:**

ITEM 9A FINDING: Stains and/or trapped debris were noted at the rear main deck boards.

RECOMMENDATION: Engage the services of the appropriate, licensed tradesperson to clear all decking voids. The deck should be stained, sealed and/or painted to prolong the life and use of the deck.

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

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**Other - Interiors:**

ITEM 10A FINDING: The master bathroom toilet is slightly loose at the base of the toilet, adjacent to the floor.

RECOMMENDATION: Trades/plumber should be employed to remove the toilet and determine if plumbing repairs are necessary. The toilet should be reset on a new wax seal, properly bolted.

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

ITEM 10B FINDING: Fungus and fungus damage were noted at the kitchen sink shelf and sides. There was also a layer of plywood over the same.

RECOMMENDATION: Remove and replace the damaged shelf and sides. We will apply one coat of primer. If any further damage is revealed a supplemental report will be issued listing our additional findings and recommendations.

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

**Other - Exteriors:**

ITEM 11A FINDING: 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.

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

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

ITEM 11B FINDING: Debris was noted on the roof and/or in the gutters.

RECOMMENDATION: Trades should be employed to clear and maintain as necessary.

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

ITEM 11C FINDING: Fungus damage was noted at the plywood sheathing.

RECOMMENDATION: Remove the roof covering 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 11D ADDITIONAL

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

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

ITEM 11E FINDING: Fungus and fungus damage were noted at the 2"x 4" rafter tails at the area indicated on our diagram.

RECOMMENDATION: Remove the damaged wood members and replace with new materials, sealing all voids. The repaired areas will be primer painted only.

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

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**Other - Exteriors:**

ITEM 11F FINDING: Fungus and fungus damage were noted at the 4" x 6" front porch header beam end.

RECOMMENDATION: Attempt to remove the damage by cutting off approximately 5 to 6 inches. The exposed ends will be primer painted only. If this type of repair becomes impractical and we determine that the beam needs to be replaced a supplemental report will be issued with our additional findings and cost.

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

ITEM 11G FINDING: There are wood screed boards that abut the structure. This condition could provide an entry point for subterranean termites.

RECOMMENDATION: Trim the screed boards away from the structure and fill the voids with concrete.

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

ITEM 11H FINDING: Signs of weathering and heavy spackle were noted at the garage door jambs.

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

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

FOR ALL OF YOUR JOB SCHEDULING NEEDS PLEASE CALL (408) 354-9944, EXTENSION 500 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 2 to 3 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 \_\_\_ DRYWOOD TERMITES \_\_\_ OTHER

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

- \_\_\_ A. TERMIDOR: Active ingredients: Fipronil
\_\_\_ B. VIKANE Active ingredients: Sulfuryl Flouride & Chloropicrin
\_\_\_ C. CY-KICK: Active ingredients: Cyfluthrin
\_\_\_ X 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 & Pest Control, Inc 408-354-9944

County Public Health Department: Alameda--510-267-8000 | San Benito--831-637-5367 | San Mateo--650-573-2877
Santa Clara--408-792-5050 | Santa Cruz--831-454-4343

County Agriculture Commissioner: Alameda--510-670-5352 | San Benito--831-637-5344 | San Mateo--650-363-4700
Santa Clara--408-918-4600 | Santa Cruz--831-763-8080

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