

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. <b>2481</b>	STREET, CITY, STATE, ZIP <b>Sharon Oaks Drive, Menlo Park CA 94025</b>	Date of Inspection <b>3/23/2009</b>	No. of Pages <b>12</b>
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## FRANZ TERMITE CONTROL CORPORATION

4041 Transport Street, Palo Alto, CA 94303  
Ph: (650) 493-0445 (650) 493-6408 Fax

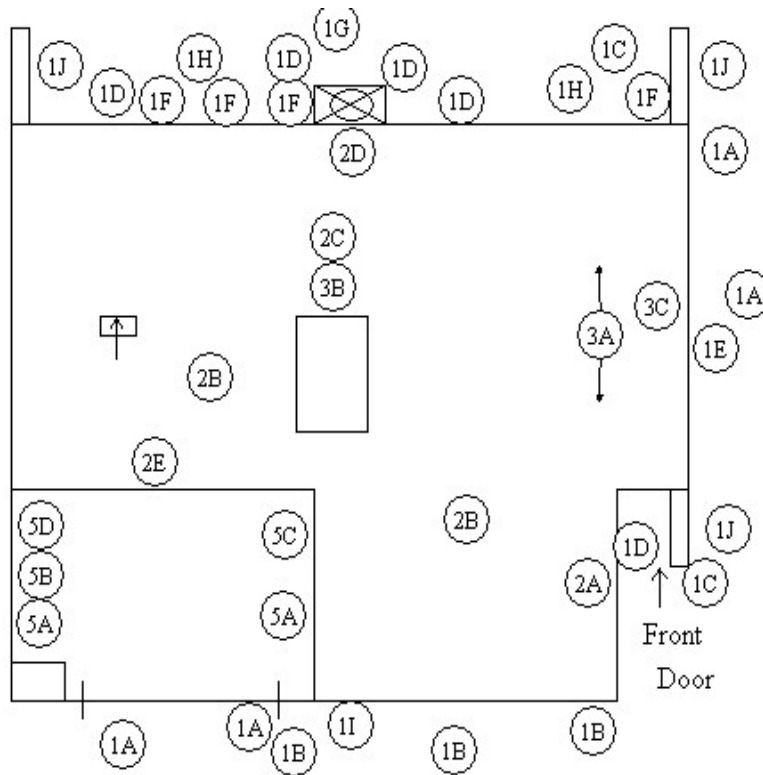
Firm Registration No. <b>PR 0938</b>	Report No. <b>45135</b>	Escrow No.
Ordered By: Coldwell Banker 245 Lytton Avenue, #100 Palo Alto, CA 94303 Attn: Janie Barman	Property Owner/Party of Interest Rob & Margaret Robinett c/o 245 Lytton Avenue, #100 Palo Alto, CA 94303 Attn: Janie Barman	Report Sent To: Coldwell Banker 245 Lytton Avenue, #100 Palo Alto, CA 94303 Attn: Janie Barman

COMPLETE REPORT       LIMITED REPORT       SUPPLEMENTAL REPORT       REINSPECTION REPORT

General Description: One story attached townhouse.	Inspection Tag Posted: Garage
	Other Inspection Tags: Franz 05/02 Franz 05/02

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.



Inspected by Greg Love License No. FR27248 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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**PLEASE READ THIS ENTIRE DOCUMENT, IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST AND ORGANISM INSPECTION REPORT.**

This report, the work authorization contract, the Occupants Chemical and/or fumigation notice and any other attachments (if applicable) contain important information regarding the inspection, the inspection report, and any work that might be done by Franz Termite Control. Please call Franz Termite Control if you have any questions. If you have specific questions regarding an inspection usually the best person to answer those questions is the inspector who performed the inspection. Our inspectors are usually available from 8AM to 9AM

**TERMS AND CONDITIONS REGARDING THIS REPORT**

**WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? (see A -D below)**

**A** A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests & 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.

**B.** Some structures do not comply with building code requirements or may have structural, plumbing, electrical, 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 the inspector or the company issuing a Wood Destroying Pest & Organism Report.

**C.** The Structural Pest Control Act requires inspection of only those areas, which are visible and accessible at the time of inspection. 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. Infestations or infections may be active in these areas without visible and accessible evidence. Areas that were not inspected are noted in the report. If you desire information about areas that were not inspected, a further inspection may be performed at additional cost.

**D.** This Wood Destroying Pests and Organisms report does not include any opinion regarding mold, asbestos, lead or the presence or absence of mold or any other health related conditions. There may be health related issues associated with the findings reflected in this report. We are not qualified to and do not render an opinion concerning any such health issues. The inspection reflected by this report was limited to the visible and accessible area only. Questions concerning health related issues, which may be associated with the findings or recommendations reflected in this report, the presence of mold, the release of mold spores, asbestos, lead, or any other materials or concerning indoor air quality should be directed to a Certified Industrial Hygienist or other appropriate professional.

**E. 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. (8516, 13)**

**F.** Showers over finished ceilings are not water tested. Testing may cause damage to ceilings below the shower. Further inspection can be performed by opening the ceiling below the shower and performing a water test.

**G. Inspection Findings** - This report is indicative of the condition of the subject structure(s) on the date of the inspection only and is NOT to be construed as an express or implied warranty or guarantee against latent, concealed, or future infestation or defects. Any such warranty or service agreement to provide future treatment or inspections may be provided as a separate attachment. The inspection and the inspection report are not in any way a guarantee against hidden or inaccessible infestations, infections, damages, or any other conditions which were not evident at the time of inspection. It is possible that such conditions may exist and be undetectable during the course of a normal inspection. Owners or interested parties should be aware that correction of hidden conditions may entail substantial expense.

**H. Slab Floor Construction** – Floor covering and other obstructions over slab floors may conceal cracks or penetrations in the slab which may allow infestation or moisture to enter and resultant damage to occur. Franz Termite Control makes no representation regarding any areas which were not accessible at the time of inspection.

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**I. Unless specifically noted, exterior inspection is a visual inspection from the ground level only.** Our inspectors do not access or directly inspect the roof or any portions of the structure (second floor walls and roof eaves). Portions of the structure that are only accessible for direct inspection from the roof are not included in the scope of this inspection. Interested parties may request further inspection at additional cost.

**J. 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.**

**K.** Any structures not shown on the diagram are not included in the scope of this inspection. This includes, but is not limited to fences, retaining walls, wooden planters, benches, gazebos, any wooden landscaping features, etc. Detached structures which are not shown on the diagram are not included in the scope of this inspection. This includes, but is not limited to, detached garages, decks, stairs, sheds, pool or guest houses, arbors, trellis, etc. Interested parties may request further inspection at additional cost.

**L.** Franz Termite Control does not guarantee any repair or treatment work done by others.

**M. REINSPECTIONS** - A reinspection shall be an inspection of report work done by others on items previously listed on the original to determine if all damaged or infested wood members have been removed, treated or repaired. **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.** (Section 8525, Business and Professions Code. Reference: Section 8516, Business and Professions Code). A reinspection of work done by others will be performed, only if requested. Reinspection must be performed within four months (120 days) from the date of the original reinspection. Please plan ahead; depending on our workload, we may not be able to perform reinspection on short notice. There will be additional charges for each reinspection. (See section on Certification below for related information)

**N. CERTIFICATION** - Certification as used in this section means a written statement by the registered company attesting to the absence or presence of wood-destroying pests or organisms. A Certification statement is not a warranty or guarantee of any kind. If certification is desired on work done by Franz Termite Control, ALL SECTION ONE WORK MUST BE DONE WITHIN 120 DAYS FROM THE DATE OF THE ORIGINAL INSPECTION. If certification is desired on work done by others, A REINSPECTION (see above) MUST BE PERFORMED WITHIN 120 DAYS FROM THE DATE OF THE ORIGINAL INSPECTION. To provide certification we must reinspect the areas of repair when all damage has been removed and before the area is closed, covered, or any new material is installed. We will not reinspect areas that have been closed, covered or otherwise obscured. To avoid confusion we suggest that parties performing repairs contact us prior to commencing any work requiring certification by our firm. We will not inspect the workmanship of others, and make no guarantee on any repairs done by others. We cannot reinspect and will NOT certify chemical applications performed by others.

### **GENERAL CONDITIONS REGARDING ANY WORK ITEMS NOTED IN THIS REPORT**

The following general conditions and exclusions apply to any work or treatment items noted in this report and performed by Franz Termite Control. Please see the contract for prices and further information. These conditions are part of the contract – Please read them carefully and contact us if you have any questions.

**1. NOTICE:** 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 Franz Termite Control's 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, Franz Termite Control 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.

**2. EXCLUSIONS** – Items not included in our price quote or scope of work Only work noted in the report is included in our price quote. Unless specifically noted in the report or contract, any work items bid on or performed by Franz

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Termite Control **exclude the following**: any architecture or engineering work, any painting, finishing or texturing, hardwood floor replacement or refinishing, carpet replacement, appliance repair or installation, plumbing, electrical, heating/venting/air-conditioning, sheet metal, roofing repair/replacement, roof flashing or gutter or downspout repair/replacement, or any other specialty trade work. Interested parties should be aware that it may be necessary to engage other trades at additional cost to complete or repair items not included in our bid. Any drawings, plans, engineering work, or any other additional work required by building inspectors or other parties are not included in our price quote or scope of repairs.

3. Prices quoted for repair items are based on stock, readily available local materials. If special milling, fabrication, ordering, etc. is required to match existing materials (trim, siding, molding, etc.) there will be additional expense for repairs.

4. It is possible that additional damage or infestation may be found during the course of repair work or that additional work beyond what was noted on the report may be needed to complete repairs. Repair or treatment of additional damage or infestation, or any other work beyond that which was originally noted is not included in our original price quote. There will be additional charges for such work, if needed.

5. During some substructure repair work there is a chance that damage may occur to the finished flooring above the area of repair. Should repair or replacement of finished flooring be necessary there will be additional charges. Repair or replacement of finished floor, if needed, is not included in our price quote unless specifically noted.

**TREATMENT – The following items apply ONLY if treatment is recommended in your report. These items contain important information regarding treatment of wood destroying pests and organisms. Please read all of the following information. If you do not understand this information or have questions please call us.**

6. If treatment is called for in this report you will find an attached Occupants Chemical Pesticide Disclosure Notice. **If you do not have this notice please contact our office. You must receive a copy of this notice prior to any treatment work.**

**NOTICE TO OWNER/MANAGER OF RENTED OR MULTI FAMILY DWELLINGS AND COMMERCIAL PROPERTIES:** Disclosure to your tenants, employees, etc. Attached you will find a copy of the pesticide disclosure notice that we are providing to you as required by law. California law (8538 Business & Professions Code and 1970.4 California Code of Regulations) require that we provide you with this notice prior to our initial pest control service. This notice is to advise you of your legal responsibility to pass this information on to your tenants. The legal responsibility to notify your employees or tenants is yours, and can not be subcontracted to any other entity.

7. 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 (California Poison Control System 1-800-876-4766) and your pest control company immediately. For further information, contact any of the following: Franz Termite Control (650) 493-0445; for Health Questions--the County Health Department (Santa Clara County (408) 918-3400; San Mateo County (650) 363-4305; Alameda County (510) 267-8000; Santa Cruz County (831) 454-4000); for Application Information--the County Agricultural Commissioner (Santa Clara County (408) 918-4600; San Mateo County (650) 363-4700; Alameda County (510) 670-5232; Santa Cruz County (831) 763-8080) and for Regulatory Information--the Structural Pest Control Board (tel.(916) 561-8700; 1418 Howe Avenue; Suite 18; Sacramento, CA; 95825).

8. **Special Note regarding slab drilling** - Subterranean Termite Treatment may require drilling through exterior or interior slabs. Drilling through concrete slabs may damage or break conduit, ducting, radiant heater pipes or plumbing pipes located in or beneath the concrete slab. Responsibility for or repair of such damage or subsequent damage caused by leaking pipes etc. will not be assumed by Franz Termite Control is not included in our price quote. The owner may contact a qualified specialist to locate and clearly mark locations of pipes, etc. Franz Termite Control will not be liable for any damage to pipes, etc.

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**9. Plant damage** – Reasonable care will be taken during treatment work to avoid damage to plants; some damage, however, may be unavoidable. Franz Termite Control will not assume any liability for any damage to plant life.

**FUMIGATION INFORMATION** – The following sections apply only if fumigation is recommended in this report.

**10.** If you wish to have fumigation performed please contact our office to schedule fumigation dates. **Please Plan Ahead** – (2-4 weeks) Depending on our work load we may not be able to schedule fumigation on short notice. Once you have scheduled your fumigation you will receive an "Occupant's Fumigation Notice" and "Fumigation Fact Sheet". These documents will explain the preparation work necessary for fumigation and should answer most questions regarding fumigation.

**11.** It will be necessary to have the Occupant's Fumigation Notice and Contract signed and returned to our office at least 5 days prior to fumigation. The Occupant's Fumigation Notice must be signed by the owner and all tenants or heads of house hold. It is the responsibility of the owner, agent, or manager to provide all tenants with a copy of the Occupant's Fumigation Notice and provide for notices to be signed and returned prior to fumigation. (see note 6 above)

**12.** Fumigation requires all occupants to vacate the structure for at least 3 days (2 nights).

**13.** Fumigation may require preparation to accommodate the process. The price quoted is for fumigation of the main structure (unless otherwise noted) only and does NOT include any preparation work as needed for fumigation. Preparation work can be done at additional cost by our fumigator or professional preparation company, however, arrangements must be made in advance. Preparation work may include, but is not limited to, the following; trim plants, trees, hedges, ground cover, etc. 12 inches away from building; remove all potted and indoor plants including any plants under the roof overhang and patio cover, remove TV antennas, detach drain pipes and fences; remove any loose ground cover (bark, gravel, ivy, etc). Once a fumigation date is scheduled specific preparation instructions will be issued. **Unless otherwise stated the fumigation price does not include any preparation work or turning on gas and relighting pilots lights.** Our contract may include a separate price for preparation work. The owner/agent or responsible party should takes steps as necessary to have preparation work done prior to fumigation and make an appointment with the gas providing utility to turn on gas and relight pilot lights.

**14.** Reasonable care will be taken during the fumigation process to avoid damage to the roof, plants, landscaping, etc., however, neither Franz Termite Control or our fumigator will assume any liability for incidental damage. Certain roof types or other special conditions which may be susceptible to damage may require additional release forms be signed.

**Guarantees** - Guarantees as noted below may be further limited in our contract or report. All guarantees cover treatment or retreatment work and materials only and do not include or cover any resultant damage or other work needed to accommodate treatment or reimbursement for any other costs.

**15. Drywood Termites - Fumigation** – Fumigations are guaranteed for **3 years** – the guarantee is limited to the structure fumigated only.

**16. Drywood Termites - Local or secondary treatments**– Local treatment or dry wood termites is guaranteed for a maximum of **one year only**. The guarantee is limited to the specific area of treatment only. Please note – some local treatments may not be guaranteed – see specific treatment recommendations in report.

**17. Subterranean termite treatment – Whole Structure** - Complete perimeter treatments for control of subterranean termites are guaranteed for **3 years** – the guarantee is limited to the structure treated only.

**18. Subterranean termite treatment – Local or Partial treatment** – any subterranean termite treatment that consists of treating only a part or parts of the structure and does not include the entire perimeter is guaranteed for **one year only**. The guarantee is limited to the specific area of treatment only. Please note – some local treatments may not be guaranteed- see specific treatment recommendations in report.

**19. Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment, they may not be exterminated. (8516)**

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**Report diagrams are Not To Scale, and are for reference only.**

This is a separated report which is defined as Section I/Section 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 of 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 area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II."

**OUR COMPANY CAN NOT ASSUME RESPONSIBILITY FOR CONDITIONS EXISTING IN THESE AREAS UNLESS AN AUTHORIZATION TO REPAIR, REPLACE OR FURTHER INSPECT THESE AREAS IS MADE IN WRITING.**

#### 1. EXTERIOR AREAS:

ITEM 1A Exposed exterior beams/beam ends are subject to moisture intrusion and subsequent damage.

**RECOMMENDATION:** Beams/beam ends should be kept well sealed. Installation of metal caps on exposed beams is recommended.

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

ITEM 1B Fungus (dryrot) damage was noted at the privacy fence boards and stringers.

**CORRECTION:** Replace all fungus (dryrot) damaged wood.

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

ITEM 1C Excessive tree debris was noted at the eavestrough.

**RECOMMENDATION:** Owner to maintain all eavestroughs and downspouts free of tree debris.

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

ITEM 1D Wooden screeds in the rear patio/front porch have earth wood contact and abut the structure.

**RECOMMENDATION:** Cut off screeds about two to three inches from the point of abutment and fill voids with mortar.

**NOTE:** Patio screeds are not included in the scope of this inspection and are inspected only at the point where they abut the structure. No opinion is rendered regarding the general condition of screed boards or regarding the presence of wood destroying organisms in other parts of the screed boards.

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

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**1. EXTERIOR AREAS:**

ITEM 1E There is evidence of previous subterranean termite infestations in this area(s) (see diagram). No evidence of active infestation was noted.

**RECOMMENDATION:** Periodic inspection of this area(s) and the entire structure is recommended.

**NOTE:** No guarantee is made against future infestation. A price for treatment will be quoted upon request.

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

## FINDING 1F

Evidence of drywood termite infestation was noted at the hollow wall voids and interior wood framing.

## RECOMMENDATION 1F-1

**CORRECTION:** Fumigate the entire structure (Vikane-Sulfuryl Fluoride with Chloropicrin warning agent) for complete eradication of all drywood termites in the entire structure.

**NOTE:** Franz Termite Control will not be responsible for any damage to the roof, plant life around the building, or the TV antenna during the course of fumigation. All reasonable care will be taken to avoid damage of any type.

**NOTE** Exterior fumigation preparation work is NOT INCLUDED in our bid, but may sometimes be quoted separately (see work authorization). Preparation work may include, but is not limited to, the following trim plants, trees, hedges, vines, and ground cover 12 inches away from building, remove all potted and indoor plants including any plants under the roof overhang and patio covers, remove TV antennas, detach drain pipes and fences, remove any loose ground cover (bark, gravel, ivy, etc.). Once a fumigation date is scheduled specific preparation instructions will be issued. Fumigations are guaranteed for three years from the date of fumigation. **Interior preparation work is ALWAYS the owners/occupants responsibility.**

**SEE NOTES 10-14 in the General conditions section of this report (pages 2-6) for further information regarding fumigation - See note 15 for fumigation guarantee information.**

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

## RECOMMENDATION 1F-2

**Local Treatment (secondary): Local treatment as follows is offered as a secondary option to fumigation noted above:** Locally treat visible infested wood members for control of drywood termites in accordance with the manufacturers label instructions. Local treatment will involve injection of treatment products into visibly infested wood members or infested areas. (See attached occupants chemical notice for list of treatment products used)

**NOTE:** Local treatment is considered to be a substandard treatment in this instance because drywood termite infestations may extend into inaccessible areas. Infestations in these areas may not be exterminated by secondary (local) treatment. The guarantee on secondary (local) treatment of drywood termites applies only to specific areas of treatment.

**See Notes 6-9, 16, & 19 for further information regarding treatment and guarantee.**

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

ITEM 1G The gutter is leaking or rusted in area(s).

**RECOMMENDATION:** The owner should engage a qualified contractor for further consultation and repair of this condition.

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

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**1. EXTERIOR AREAS:**

ITEM 1H Evidence of drywood termite infestation was noted as per Item(s) 1F,2D, 3A of this report.

**CORRECTION:** Remove or cover visible and accessible evidence of drywood termite infestation.

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

ITEM 1I **EXTERIOR** Previous repairs by others were noted at the downspout/scupper/parapet wall area. Franz Termite Control makes no representation or guarantee regarding the quality of any repairs by others and does not guarantee against hidden or concealed damage or infestations. Interested parties may consult a qualified contractor or home inspector for further information regarding these repairs.

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

ITEM 1J A hollow framed fence/wall(s) abuts the structure. No evidence of adverse conditions were noted. Interior wood members are inaccessible for inspection.

**RECOMMENDATION:** No opinion regarding areas not visible at the time of inspection is rendered. We recommend further inspection of this area by removing some siding at the point of contact to the structure to determine if there is any evidence of infestation or infection. Issue a supplemental report with findings.

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

**2. INTERIOR AREAS:**

ITEM 2A The window/window sill at the tub/shower in the front bath can be a source of moisture intrusion into the wall.

**RECOMMENDATION:** Caulk and seal sill and maintain as needed to prevent moisture intrusion in this area. Installation of a shower curtain or other means of protection is advisable.

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

ITEM 2B Voids were noted in the caulking and/or grout of the front and master bathrooms backsplash.

**RECOMMENDATION:** Recaulk and/or regrout as necessary.

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

ITEM 2C **NOTE:** The structure or portions of the structure (see diagram) indicated have a slab floor. There is no accessible subarea crawl space beneath the slab floor and finished flooring (hardwood, carpet, tiles, etc.) prevents inspection of the slab. Cracks or openings in the slab, which were not visible at the time of inspection, could allow termites or moisture to enter the structure. Often, such conditions may not be evident until floor coverings are removed or refinished. Franz Termite Control makes no representation and assumes no responsibility regarding any areas that are not accessible or any conditions which may be present in such areas.

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

**FINDING 2D**

Evidence of drywood termite infestation was noted at the hollow wall void and frame studs adjacent the center outlet above the fireplace. Infestation appears to extend into inaccessible areas (hollow wall voids, ceilings voids ,etc.)



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**2. INTERIOR AREAS:**

## RECOMMENDATION 2D-1

**CORRECTION:** Fumigate the entire structure (Vikane-Sulfuryl Fluoride with Chloropicrin warning agent) for complete eradication of all drywood termites in the entire structure.

**NOTE:** Franz Termite Control will not be responsible for any damage to the roof, plant life around the building, or the TV antenna during the course of fumigation. All reasonable care will be taken to avoid damage of any type.

**NOTE** Exterior fumigation preparation work is NOT INCLUDED in our bid, but may sometimes be quoted separately (see work authorization). Preparation work may include, but is not limited to, the following trim plants, trees, hedges, vines, and ground cover 12 inches away from building, remove all potted and indoor plants including any plants under the roof overhang and patio covers, remove TV antennas, detach drain pipes and fences, remove any loose ground cover (bark, gravel, ivy, etc.). Once a fumigation date is scheduled specific preparation instructions will be issued. Fumigations are guaranteed for three years from the date of fumigation. **Interior preparation work is ALWAYS the owners/occupants responsibility.**

**SEE NOTES 10-14 in the General conditions section of this report (pages 2-6) for further information regarding fumigation - See note 15 for fumigation guarantee information.**

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

## RECOMMENDATION 2D-2

**Local Treatment (secondary): Local treatment as follows is offered as a secondary option to fumigation noted above:** Locally treat visible infested wood members for control of drywood termites in accordance with the manufacturers label instructions. Local treatment will involve injection of treatment products into visibly infested wood members or infested areas. (See attached occupants chemical notice for list of treatment products used)

**NOTE:** Local treatment is considered to be a substandard treatment in this instance because drywood termite infestations may extend into inaccessible areas. Infestations in these areas may not be exterminated by secondary (local) treatment. The guarantee on secondary (local) treatment of drywood termites applies only to specific areas of treatment.

**See Notes 6-9, 16, & 19 for further information regarding treatment and guarantee.**

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

ITEM 2E The plumbing trap area under the bathtub is often the source of subterranean termite infestations. The area under the bathtub is inaccessible.

**RECOMMENDATION:** Cut through the garage sheetrock wall and install a permanent access to the plumbing trap. Inspect this area and issue a supplemental report with findings.

**NOTE:** The price for further inspection does not include any repair or treatment work if needed.

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

**3. ATTIC AREAS:**

## FINDING 3A

Evidence of Drywood termite infestation was noted at the attic 2x4 strong back.

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**3. ATTIC AREAS:**

## RECOMMENDATION 3A-1

**CORRECTION:** Fumigate the entire structure (Vikane-Sulfuryl Fluoride with Chloropicrin warning agent) for complete eradication of all drywood termites in the entire structure.

**NOTE:** Franz Termite Control will not be responsible for any damage to the roof, plant life around the building, or the TV antenna during the course of fumigation. All reasonable care will be taken to avoid damage of any type.

**NOTE** Exterior fumigation preparation work is NOT INCLUDED in our bid, but may sometimes be quoted separately (see work authorization). Preparation work may include, but is not limited to, the following trim plants, trees, hedges, vines, and ground cover 12 inches away from building, remove all potted and indoor plants including any plants under the roof overhang and patio covers, remove TV antennas, detach drain pipes and fences, remove any loose ground cover (bark, gravel, ivy, etc.). Once a fumigation date is scheduled specific preparation instructions will be issued. Fumigations are guaranteed for three years from the date of fumigation. **Interior preparation work is ALWAYS the owners/occupants responsibility.**

**SEE NOTES 10-14 in the General conditions section of this report (pages 2-6) for further information regarding fumigation - See note 15 for fumigation guarantee information.**

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

## RECOMMENDATION 3A-2

**Local Treatment (secondary): Local treatment as follows is offered as a secondary option to fumigation noted above:** Locally treat visible infested wood members for control of drywood termites in accordance with the manufacturers label instructions. Local treatment will involve injection of treatment products into visibly infested wood members or infested areas. (See attached occupants chemical notice for list of treatment products used)

**NOTE:** Local treatment is considered to be a substandard treatment in this instance because drywood termite infestations may extend into inaccessible areas. Infestations in these areas may not be exterminated by secondary (local) treatment. The guarantee on secondary (local) treatment of drywood termites applies only to specific areas of treatment.

**See Notes 6-9, 16, & 19 for further information regarding treatment and guarantee.**

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

ITEM 3B Insulation in the attic prevents visual inspection of many wood members. Insulation was not removed or disturbed for inspection unless specifically noted. No opinion is rendered regarding areas made inaccessible by insulation.

**RECOMMENDATION:** Inspection of inaccessible areas is recommended, however, further inspection would entail removal of insulation and such work may not be feasible. If further inspection is desired, it will be performed at the direction of and at substantial additional expense to the owner or interested parties.

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

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Sharon Oaks Drive, Menlo Park CA 94025

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STREET, CITY, STATE, ZIP

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**3. ATTIC AREAS:**

- ITEM 3C Evidence of subterranean termite infestation was noted in the attic area (see diagram for approximate location). Termites have traveled from the soil to the area noted and may have caused damage in hidden areas (wall framing, etc.). No outward evidence of damage was noted, however, it is possible that some damage may exist in inaccessible areas. The only way to determine if there is any hidden damage is to expose inaccessible areas for further inspection such further inspection could entail substantial additional work and expense.

**NOTE: No evidence of active infestation was visible at the time of our inspection.**

**RECOMMENDATION:** If further inspection is desired, open walls, etc. as needed in the area of infestation and perform a further inspection. Issue a supplemental report with findings and cost of repairs, in any.

**NOTE:** Price, if quoted, is for further inspection only and does not include any patching or repair work of any kind.

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

**5. GARAGES:**

- ITEM 5A **GARAGE** The garage or portions of the garage were inaccessible for inspection due to storage, cabinets, appliances, etc.

**RECOMMENDATION** Further inspection of inaccessible areas is recommended. Should a further inspection of this area be desired, storage will have to be moved away from walls by owner. There would be an inspection fee for further inspection. No opinion is rendered or representation made regarding conditions which may exist in inaccessible areas.

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

- ITEM 5B There is evidence of previous subterranean termite infestations in this area(s) (see diagram). No evidence of active infestation was noted.

**RECOMMENDATION:** Periodic inspection of this area(s) and the entire structure is recommended.

**NOTE:** No guarantee is made against future infestation. A price for treatment will be quoted upon request.

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

- ITEM 5C **GARAGE** Water stains were noted on the garage roof sheathing / ceiling. It could not be determined if stains are due to past or present leaks.

**RECOMMENDATION:** The owner should engage a qualified specialist for further evaluation and, if needed, correction of this condition.

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

- ITEM 5D A plumbing leak was noted at the laundry faucet.

**RECOMMENDATION:** Repair this condition.

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

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## OCCUPANTS CHEMICAL NOTICE

FRANZ TERMITE CONTROL 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       DRY-WOOD TERMITES       OTHER \_\_\_\_\_

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

A. Bora-Care OR Tim-Bor (active ingredient:Disodium Octaborate Tetrahydrate)

B. CY-Kick (active ingredient:Cyfluthrin)

C. I Maxx Pro OR Prothor WSP (active ingredient:Imidacloprid)

D. Premise 75 WP / Premise Foam (active ingredient:Imidacloprid)

E. Termidor SC (active ingredient:Fipronil)

F. Vikane OR Zythor (active ingredient:Sulfuryl Fluoride with Chloropicrin)

G. OTHER: \_\_\_\_\_

(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 (see telephone numbers below) and your pest control company immediately."

For further information, contact any of the following:  
FRANZ TERMITE CONTROL (650) 493 -0445

for Health Questions-- the Santa Clara County Enviromental Health Department (408-918-3400); the San Mateo County Enviromental Health Department (650-363-4305); the Alameda County Enviromental Health Department(510-567-6700); Santa Clara County Poison Control Center (800) 876-4766; San Mateo County Poison Control Center (800)523-2222; MED-NET Emergency Medical Infromation (800) 655-7262

for Application Information-- Santa Clara County Agricultural Commissioner (408-918-4600); the San Mateo County Agricultural Commissioner (650-363-4305) the Alameda County Agricultural Commissioner (510) 670-5232)  
and for Regulatory Information--the Structural Pest Control Board (916) 561-8704.

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.

HAVING READ THE INSTRUCTIONS, I, THE UNDERSIGNED, WILL ACCEPT RESPONSIBILITY FOR ALL THE AFOREMENTIONED.

\_\_\_\_\_  
OWNER/OCCUPANT

\_\_\_\_\_  
DATE