

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building #, Street, City, State, Zip <b>2868 Holmes Place, Santa Clara, CA 95051</b>	Date of Inspection <b>2/22/2021</b>	# Pages <b>7</b>
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## ANTIQUE TERMITE, INC.

1913 Stone Avenue, San Jose, CA 95125  
 Phone: (408) 995-6300 Email: [info@antiquetermite.com](mailto:info@antiquetermite.com)

Received & Read

**PR 1187**



\_\_\_\_\_  
Signature      Date

\_\_\_\_\_  
Signature      Date

**Report #: 62958**

Ordered By: <b>Dave Clark Keller Williams Realty 2110 S. Bascom Avenue, Ste 101 Campbell, CA 95008</b>	Property Owner/Party of Interest: <b>Jennifer Lemon</b>	Report Sent To:
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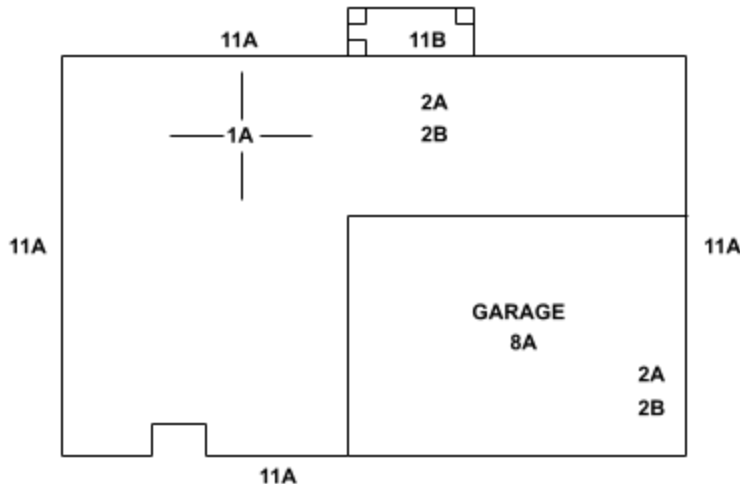
COMPLETE REPORT: <input checked="" type="checkbox"/>	LIMITED REPORT: <input type="checkbox"/>	SUPPLEMENTAL REPORT: <input type="checkbox"/>	REINSPECTION REPORT: <input type="checkbox"/>
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General Description: <b>TWO STORY SINGLE FAMILY DWELLING WITH WOOD FRAME AND STUCCO EXTERIOR</b>	Inspection Tag Posted: <b>GARAGE</b>
	Other Tag(s) Posted:

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:** Michael R. Meek

**State License #:** OPR8038

**Signature:**

*Michael R. Meek*

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, CA 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, (800) 737-8188 or [www.pestboard.ca.gov](http://www.pestboard.ca.gov). 43M-41 (REV. 04/2015)

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**AREAS NOT INSPECTED:** The interior of hollow walls, areas beneath and behind built in cabinets were not inspected since inspection of these areas are considered impractical. We did not water test and do not certify against leakage of any appliances, plumbing over finished ceilings, roof coverings, or decks. Such actions were not performed as they are considered impractical without specific written authorization. Floors which are carpeted makes inspection of the flooring in these areas impractical. Soffitted (enclosed framing) areas of the structure makes inspection of interior framing inaccessible for inspection. We make no guarantee against infestations, leaks or adverse conditions which may exist in such areas not inspected. Attached and/or detached fences were not inspected unless otherwise stated in the body of this report. Further inspection is recommended. Further inspection of any inaccessible area and/or area not inspected would be performed upon request at an additional charge (with written authorization). 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.

No furniture or appliances were moved or removed, limiting this inspection to the visible and accessible areas of the above structure shown on the diagram. No statements can be made regarding conditions in closed walls, floors beneath coverings, areas below or behind appliances and built-in cabinet work, 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 or finished work. The exterior surface of the roof was not inspected. If interested parties want water tightness of the roof determined, they should contact a roofing contractor who is licensed by the Contractors State License Board. Antique Termite assumes no responsibility for leaks not evident during the time of this inspection. Our inspectors are not equipped with extension ladders, therefore all buildings will be inspected from the ground level only. All wood members above 10 feet from the ground level would be visually inspected only (no probing, etc). Further inspection of these inaccessible area(s) not inspected is recommended and will be performed upon request and at an additional fee.

**REINSPECTIONS:** If requested by the person ordering this report, a reinspection of the structure will be performed. This company will reinspect repairs done by others within four (4) months of the date 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. Antique Termite Inc. does not guarantee work performed by others.

All repairs completed by others must be reinspected by Antique Termite before certification will be issued. The reinspection will only CERTIFY the absence of infestation of infection in the visible and accessible areas. Antique Termite does not guarantee work completed by others, nor does this firm make any statements concerning workmanship of those repairs. Workmanship is only determinable by those paying for or receiving those services. A reinspection of specific items on the report or of any other condition pertaining to this structure can be done at an additional cost of \$150.00 per trip. Any reinspection must be performed within four (4) months of the original inspection report. A REINSPECTION FEE OF \$150.00 IS PAYABLE AT THE TIME OF EACH REINSPECTION.

**GUARANTEES:** Guarantees on work (labor) performed by Antique Termite Inc. are for one (1) year from the date of completion. Guarantees for local chemical treatments are limited to wood members treated only. Fumigations are guaranteed for three years from the date of completion. Plumbing repairs (parts provided by this firm), linoleum (vinyl materials), toilet resets or any other measures for the control of moisture (caulkings and grouts etc.) are guaranteed for thirty (30) days. Antique Termite, Inc. assumes no responsibility for water damage if the shower enclosure is not installed immediately. The guarantee on showers and tub units is void if the area is used before 24 hours. If the shower fixtures do not fit the owner must contact other tradesman to have new fixtures installed. If necessary for floor installation, vanities are to be removed and replaced by others. Kitchens and laundry areas also must have appliances removed before installation. An additional fee of \$75.00 per appliance and or furniture will be charged for Antique Termite to remove and/or reinstall. We do not do painting, texturing, staining or wallpapering.

**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, recommendation to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.**

**WHILE PERFORMING TREATMENTS OR ANY CONSTRUCTION REPAIRS, ANTIQUE TERMITE INC. WILL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE TO ELECTRICAL OR PLUMBING WHICH MAY BE CONCEALED IN WALLS OR BELOW SLABS. BUILDING PERMITS REGARDING REPAIRS WHICH A BUILDING PERMIT IS REQUIRED, IF IT IS FOUND THAT LOCAL BUILDING CODES REQUIRE ADDITIONAL REPAIRS TO BE PERFORMED, THESE ADDITIONAL REPAIRS WOULD BE AT THE OWNER'S EXPENSE AND SAME WOULD BE OUTLINED A SUPPLEMENTAL REPORT.**

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**TILE OR LINOLEUM SELECTIONS:** Bids which are given in report for replacement of ceramic tile or linoleum are based on using standard grade material. Ceramic tile bids are based on standard-square 4 tiles at a cost of \$2.78 per square foot for shower walls or tub shower walls. Ceramic floor tile bids are based on 8x8 tiles at \$2.75 per square foot. Tile selections can be made at Dal Tile 2549 Zanker Road San Jose CA 95131 408-435-1566. Linoleum bids are based on using standard grade linoleum at \$.99 per square foot. Linoleum selections can be made at S&G Carpet 4952 Almaden Expressway, San Jose, CA 95118 (408) 414-1188 Tile and/or linoleum selections must be made at least 5 days prior to scheduled repairs. Any upgrades, must be paid by client at the time of selection. If NO selection is made prior to repairs, standard/neutral color tile or sheet vinyl will be installed.

**MOLD POLICY STATEMENT:** Molds, sometimes called mildew, are not wood destroying organisms. Branch 3 licensees do not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health. This does not modify the Structural Pest Control Act or related regulations.

**SECONDARY RECOMMENDATION (SUB STANDARD):** Anytime a secondary recommendation (local treatment) is recommended, we must state who requested this secondary recommendation. Secondary recommendations are considered substandard recommendations and guarantees are limited to treated areas only as stated in report.

Addendum to Contract: Due to recent changes in the law, we are required to give you the following notice. If our inspection report contains a recommendation for lethal gas fumigation, this company subcontracts lethal gas fumigation to: Cost Less Fumigation Inc. (408) 918-9100 or NorCal Fumigation (408) 320-2158.

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 Antique Termite Inc.'s bid or you may contract directly with another registered company. Antique Termite Inc. will not be responsible for any act or omission in the performance of work that you directly contract with another to perform. By signing the attached contract, you authorize Antique Termite Inc. to subcontract this fumigation to a registered fumigation company.

**WORK DONE BY OTHERS:** Antique Termite, Inc. does not guarantee work performed by others. Such guarantees should be obtained from those performing the repairs. Antique Termite, Inc. only certifies the absence of infestation or infection in the visible and accessible areas. If it is found that others have concealed or hidden infestations or infections during the course of their repairs, it will be the responsibility of interested parties to pursue the responsible party. Antique Termite, Inc. does not inspect for or comment on workman-like manner on repairs done by others. Interested parties must satisfy themselves with the proper permits and licenses and to the quality or appearance of work which is not completed by our company.

**INACCESSIBLE AREAS:** During the course of repairs as outlined in this report, **IF damage and/or infestation is found to extend into previously inaccessible areas, a supplemental report will be issued outlining findings and costs for any additional repairs or treatments. Antique Termite Inc. does not do any texturing, painting or wallpapering.**

**THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I, SECTION II AND UNKNOWN FURTHER INSPECTION CONDITIONS EVIDENT ON THE DATE OF INSPECTION.**

- SECTION I: Contain items where there is evidence of active infestations, infections, or conditions which have resulted in or from infestations or infection.
- SECTION II: Are conditions deemed likely to lead to infestation or infection, but where there is no visible evidence of such found.
- UNKNOWN FURTHER INSPECTION (F/I): Recommendations to inspect areas 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.

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**1 - Subarea**

**ITEM 1A** NOTE: The dwelling is constructed over a concrete slab with finished walls on the interior and exterior which limits our inspection to the accessible areas. No representation can be made in regards to the absence or presence of infestations or infections in these inaccessible areas.

**NOTE**

**2 - Showers**

**ITEM 2A** FINDING: The second story shower and/or tub shower was not water tested due to being located over a finished ceiling.

**UNKNOWN F/I****BID ON REQ**

RECOMMENDATION: Further inspection recommended. If so desired, (with written permission from the owner) we would perform water testing and further inspection. Any additional findings would be issued on a supplemental report. By signing the authorization the owner releases Antique Termite, Inc. of any liability for damage to the ceilings or other areas which could be damaged by water.

**ITEM 2B** FINDING: The enclosure doors at the upstairs hall bathroom tub and master bathroom shower appear to leak.

**SECTION II  
PREVENTATIVE**

RECOMMENDATION: Owner should have the appropriate licensed trades clean and reseal these areas.

**OTHERS****7 - Attics**

**ITEM 7A** FINDING: Portions of the attic framing are inaccessible for inspection due to insulation. The attic was inspected from the access opening only. Interested parties should be aware that Antique Termite Inc. assumes no responsibility for any inaccessible areas.

**UNKNOWN F/I****BID ON REQ**

RECOMMENDATION: If further inspection is desired, access to this area must be provided by others by installing cat walks or removing the insulation. Please call our office if you would like to schedule an appointment for further inspection.

**8 - Garages**

**ITEM 8A** NOTE: Portions of the garage framing are inaccessible for inspection due to enclosed framing construction (sheetrock or other wall coverings). Interested parties should be aware that Antique Termite Inc. assumes no responsibility for any inaccessible areas.

**NOTE**

**11 - Exterior**

**ITEM 11A** FINDING: The second story eaves, trim and siding were visually inspected from the ground level only. These areas are considered inaccessible for physical inspection due to the height involved. Interested parties should be aware that Antique Termite, Inc. assumes no responsibility for any inaccessible areas.

**UNKNOWN F/I****BID ON REQ**

RECOMMENDATION: Further inspection is recommended. Return to the property with a tall extension ladder and/or extension pole. At that time we would perform further inspection and issue a supplemental report on any findings.

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**ITEM 11B** FINDING: Mildew was noted on top of the decorative back patio cover.

**SECTION II** RECOMMENDATION: Owner should have the appropriate licensed trades paint this cover.  
**PREVENTATIVE**

**OTHERS****Post Notes**

**Clearance Notice:** THIS IS TO CERTIFY THAT THE ABOVE PROPERTY WAS INSPECTED ON THE DATE INDICATED, IN ACCORDANCE WITH THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS ADOPTED PURSUANT THERETO, AND THAT NO EVIDENCE OF ACTIVE INFESTATION OR INFECTION WAS FOUND IN THE VISIBLE AND ACCESSIBLE AREAS.

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## WORK AUTHORIZATION CONTRACT

\*\*\*MARK THE [ ] CORRESPONDING TO THE ITEM(S) YOU WISH TO AUTHORIZE AND SIGN THE NEXT PAGE\*\*\*  
 WE REQUIRE THIS SIGNED CONTRACT AND 1/3 OF THE TOTAL AUTHORIZED AMOUNT BEFORE WORK BEGINS  
 PRIMARY FUME/SECONDARY LOCAL RECOMMENDATIONS: CHOOSE ONE OR THE OTHER

Section I			Section II			Further Inspection		
						<input type="checkbox"/> 2A	Shower F/I	BID ON REQ
						<input type="checkbox"/> 7A	Attic F/I	BID ON REQ
						<input type="checkbox"/> 11A	Exterior F/I	BID ON REQ
TOTAL COST AUTHORIZED: \$			TOTAL COST AUTHORIZED: \$			TOTAL COST AUTHORIZED: \$		

The following items are listed on our report, but referred to other trades:	2B, 11B
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**ANTIQUE TERMITE INC. AGREES:** 1: To guarantee all repairs completed by this company for one year from date of notice of completion, except for plumbing, grouting, caulking, and re-setting of toilets, which will be guaranteed for (30) days. We assume no responsibility for work performed by others. 2: To be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed (30) days. 3: To use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants, or other life.

**OWNER OR OWNER'S AGENT AGREES:** 1: To pay for services rendered upon notice of completion of work. Properties which are in escrow are to be paid at the close of escrow, not to exceed 60 days from date of notice of completion. **Properties not in escrow or those with no buyer for same are to be paid within 10 days of notice of completion.** 2: To pay for service charges 1.5% per month or portion of any month beyond the (30) days after completion of work by our company. 3: Owner grants to Antique Termite, Inc. a security interest in the above described real property to secure payment of the sum for work completed and inspection fee. 4: In case of non payment by owner/responsible party, reasonable attorney fees & any costs of collection to be paid by owner/responsible party whether suit is filed or not. 5: **Credit card payments: We accept Visa & Mastercard. ANY CREDIT CARD PAYMENTS OVER \$1000 WILL INCUR A 3% PROCESSING SURCHARGE.**

**BOTH PARTIES AGREE:** 1: If additional damage is discovered by Antique Termite Inc. in the performance of the work, Antique Termite agrees to notify owner or agent of the amount of the damage and the amount of the additional work necessary to be performed at an additional cost as per supplemental report. Should local building department require additional work to be performed, additional work would be performed at owner's expense. Same would be outlined in a supplemental report. 2: The above additional work to be performed will not be done without written authorization from owner or owner's agent.

**NOTICE TO PROPERTY OWNERS:** (Under California Contractors License Law) Provides under the Mechanic's Lien Law any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies has a right to enforce a claim against your property. This means that, after a court hearing your property could be sold by the court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you paid your own contractor in full, if the subcontractor, laborer or supplier remains 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". Its purpose is to notify you of persons who may have the right to file a lien against your property if they are not paid.

**NOTICE OF COMPLETION:** document is not to be used until all funds due to ANTIQUE TERMITE, INC as outlined above are in escrow and supplied with full authorization for release by all concerned parties. If there is not the total amount and/or there is not authorization for full release by both parties, completion/certification is to be returned to ANTIQUE TERMITE, INC immediately. To use this completion/certification if the above stipulations are not met is to assume direct legal responsibility for the entire amount due to ANTIQUE TERMITE INC.

**CHEMICAL SENSITIVITY OR ALLERGIES:** (Note to occupant) Does any person to your knowledge living or working at this address have any chemical sensitivities or allergies that Antique Termite should be aware of prior to work? If yes, they should contact their physician concerning occupancy during and after any chemical treatment, if specified herein, prior to signing below.

**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.

**TIME & MATERIAL:** For items which are bid at time and material--cost is based on \$105.00 per man per hour + cost of materials + 10% unless otherwise stated in report.

**FUMIGATION PREPAY:** If the "Prepay Fumig. Discount" is authorized above, the undersigned agrees to pay the fumigation price indicated above minus the discount indicated above at least two business days prior to their chosen date of fumigation. If the fumigation is NOT prepaid, the undersigned is still responsible for paying 1/3 of the FULL fumigation price at least two business days prior to their chosen date of fumigation.

<p><b>I have read and understand this work authorization contract, the WDO inspection report it refers to, and the terms outlined above. By signing, I hereby authorize the items/costs indicated on the previous page to be performed pursuant to the terms outlined above.</b></p>		
<p><b>X</b> _____ <b>Approved &amp; Read By Antique Termite</b></p>	<p>_____ <b>Current Date</b></p>	<p>_____ <b>Preferred Date for Work to Commence</b></p>
<p><b>X</b> _____ <b>Approved &amp; Read By</b></p>	<p>_____ <b>Current Date</b></p>	<p>_____ <b>Phone #, Email Address, and/or Combo Code</b></p>