

ABLE EXTERMINATORS, INC.  
P.O. BOX 5339  
SAN JOSE, CALIFORNIA 95150  
PHONE (408) 251-6500 - FAX# (408) 251-3652

# INVOICE

05/23/14

**Bill To****Invoice Number** 169889

Jim Galli/Coldwell Banker R.E.  
161 S. San Antonio Rd.  
Los Altos CA 94022

Jgalli@cbnorcal.com

**Property Address****Escrow Number**

821 ALICE AVE.  
MT. VIEW

**Description****Inspection Number** 158221

Termite Inspection and Report Fee 05/21/14

325.00

Termite Control Work Completed

Other:

**Total****\$****325.00**

Please return one copy of this Invoice with payment.



**PAID**  
CK. NO. 2988  
DATE

# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
821	ALICE AVE.	MT. VIEW	94040	05/21/14	6

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PHONE (408) 251-6500 – FAX# (408) 251-3652



Registration # <b>PR0176</b>	Report # <b>158221</b>	Escrow #
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<b>Ordered by:</b> Jim Galli/Coldwell Banker R.E. 161 S. San Antonio Rd. Jgalli@cbtnorcal.com Los Altos CA 94022-0000	<b>Property Owner and/or Party of Interest:</b> Steve Casaletto % Agent  00000-0000	<b>Report Sent to:</b>  -
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**COMPLETE REPORT** ☒
**LIMITED REPORT** ☐
**SUPPLEMENTAL REPORT** ☐
**REINSPECTION REPORT** ☐

<b>General Description:</b> Single story, single family residence.	<b>Inspection Tags Posted:</b> Garage.
	<b>Other Inspection Tags:</b> None noted.

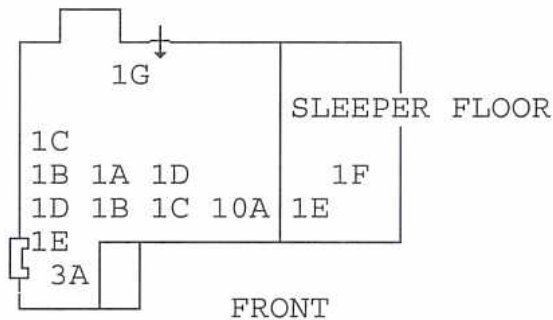
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any structures not on the diagram were not inspected.

**Subterranean Termites** ☐
**Drywood Termites** ☒
**Fungus/Dryrot** ☒
**Other Findings** ☒
**Further Inspection** ☐

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\*



Inspected by **Mario Rodriguez**

State License No. **OPR8571**

Signature

*Mario Rodriguez*

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 this 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. 10/01)



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# **SCOPE OF INSPECTION. IMPORTANT INFORMATION**

This is a report of an inspection for wood destroying pests and organisms of an occupied, furnished structure. This inspection was of only the visible and accessible areas of the structure. This inspection and report does not reveal building code compliance or non-compliance. For information about code compliance, a company that makes structural home inspections should be engaged. We have not inspected areas under furnishings, appliances, storage or floor coverings nor did we inspect inside finished walls or ceilings. Inspection of these areas is not practical. If inspection of any of these areas is requested, we would perform that inspection for an additional charge. We did not inspect electrical, heating or mechanical systems nor did we inspect the plumbing systems except as may be specifically noted below. Inspection of these systems is beyond the scope of this inspection report. **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.**

The area inside the soffitted eaves was not inspected. The attic was not fully inspected due to insulation covering the lower wood members of the attic. Visual inspection from the access opening only, under limited lighting conditions, disclosed no evidence of infestations or adverse conditions. We did not inspect under the wood floor over concrete {sleeper floor} and there are no conditions to indicate infestation or infection in this area at this time. There is insufficient clearance between the concrete and the wood members for a visual inspection.

WE GUARANTEE TREATMENTS DONE BY THIS COMPANY FOR ONE YEAR FROM THE DATE OF COMPLETION. WE GUARANTEE WATER DAMAGE REPAIRS FOR THIRTY (30) DAYS FROM THE DATE OF COMPLETION. **FUMIGATIONS ARE GUARANTEED FOR THREE (3) YEARS FROM THE DATE OF THE FUMIGATION.** WE CANNOT GUARANTEE WORK DONE BY THE OWNERS OR THE OWNERS' AGENTS. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

**"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.**

NOTE: 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 the 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.



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NOTE: THIS COMPANY WILL REINSPECT WORK PERFORMED BY OTHERS FOR A REINSPECTION FEE OF \$325.00 OPEN WALL AND OPEN FLOOR INSPECTIONS ARE REQUIRED IF A CERTIFICATION OF THOSE AREAS IS DESIRED FROM THIS COMPANY.

NOTE: 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, WE WOULD ISSUE A SUPPLEMENTAL REPORT WITH FINDINGS, RECOMMENDATIONS AND ADDITIONAL COSTS FOR CORRECTIONS.

NOTE: THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I/SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION I CONTAINS ITEMS WHERE THERE IS 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 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.

#### (1) SUBSTRUCTURE AREA

1A. FINDING: There is a slight amount of cellulose debris in earth contact in the substructure area.  
RECOMMENDATION: Remove cellulose debris of a size that can be raked from the substructure area. SECTION II ITEM.

1B. FINDING: Infestation by drywood termites was noted in the subarea extending into inaccessible areas.  
PRIMARY  
RECOMMENDATION: Due to the nature of these infestations, it will be necessary to seal the entire structure and fumigate it with Vikane (Sulfuryl Fluoride). We will use tear gas (Chloropicrin) as a warning agent. The entire structure must be vacant for at least 48 hours for this process. We will use all due caution in our operation, however, we assume no liability for any damage to the roof coverings, solar panels, TV antennas or plantings adjacent to the structure. The occupants must sign the Occupants Fumigation Notice and comply with all of the instructions. SECTION I ITEM.

NOTE: It will be the owner's responsibility to ensure that all exterior openings (ie. ventilation and substructure access) are sealed prior to the fumigation start date. Able Exterminators, Inc. and it's subcontractors assume no liability for accidental injury to pets or other animals while performing fumigation.

NOTE: Instructions for preparation work and additional costs, if any, will be forthcoming and must be complied with in order for fumigation to commence.

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NOTE: Fumigations performed by this company are guaranteed for three (3) years from the date of completion.

NOTE: The following alternative (secondary) recommendation for the control of drywood termites is given and can be done in lieu of item 1B above. Should the secondary recommendation be authorized and performed by this company, item 1B need not be completed in order to obtain certification from this company.

1C. FINDING: Infestation by drywood termites in the subarea as  
SECONDARY indicated on the diagram.  
RECOMMENDATION: Treat the infested areas with Cy-Kick (cyfluthrin)  
and/or Premise Foam (imidicloprid) and/or Termidor Dry  
(fipronil) depending on conditions at the site.  
SECTION I ITEM.

NOTE: Since the above recommended treatment is to a  
localized area only, we limit our guarantee to the  
treated area only. This guarantee is for one year  
from the date of completion. Local treatment is not  
intended to be an entire structure treatment method.  
If infestations or wood destroying pests extend or  
exist beyond the area(s) of local treatment, they may  
not be exterminated.

1D. FINDING: Drywood termite pellets were evident in the subarea.  
RECOMMENDATION: Remove or mask over all accessible termite pellets.  
SECTION I ITEM.

1E. FINDING: There is fungus damage to the 2x6 support post below  
the sleeper floor.  
RECOMMENDATION: The owner to remove and replace the damaged wood  
members. SECTION I ITEM.

1F. FINDING: There are water stains on the foundation below the  
sleeper floor.  
RECOMMENDATION: The owner to do whatever is necessary to prevent  
moisture from seeping under the sleeper floor.  
SECTION II ITEM.

1G. FINDING: There is a plumbing leak at the tub drain.  
RECOMMENDATION: The owner should have a licensed plumber or someone  
in this line of work repair the leakage. Any  
guarantee desired should be secured from the party  
that actually performs the work. SECTION II ITEM.



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(3) FOUNDATIONS

3A. FINDING: There is some evidence of cracking in the foundation. This cracking has not contributed to any infestation by wood destroying pests or organisms. Our license does not qualify us to comment on the general condition of the foundation.

RECOMMENDATION: If the owners desire information as to the adequacy of the foundation, they should consult with someone who is qualified to supply that information.

SECTION II ITEM.

(10) OTHER...INTERIOR

10A. FINDING: There is deterioration to the kitchen shelf. This was caused by previous leaks.

RECOMMENDATION: The owner to remove and replace or repair the deteriorated shelf. SECTION II ITEM.

NOTE: IF, DURING THE PERFORMANCE OF ANY TREATMENTS, REPAIRS, OR REINSPECTIONS BY THIS COMPANY, ANY DAMAGE, INFESTATIONS, INFECTIONS, PLUMBING LEAKS OR FAULTY FIXTURES ARE REVEALED THAT WERE NOT EVIDENT AT THE TIME OF OUR ORIGINAL INSPECTION OR EXTEND INTO CURRENTLY INACCESSIBLE AREAS, WE WOULD ISSUE A SUPPLEMENTAL REPORT WITH FINDINGS, RECOMMENDATIONS AND ADDITIONAL COSTS FOR CORRECTIONS.

NOTE: If a complete certification is desired from this company, all Section I items would have to be completed.

NOTE: This Wood Destroying Pests & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold like condition. 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 would like your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

NOTE: You must read and understand the scope of inspection and report. If you do not agree with and understand the scope of inspection, do not use this report for any purpose. Contact our office for further information.

NOTE: ABLE EXTERMINATORS, INC., assumes no liability for any conditions outlined in Unknown-Further Inspection items unless they are performed as outlined in the report.



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NOTE: "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 these 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 degrees 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 1-800-876-4766 and your pest control company immediately."

"For further information, contact any of the following: Your Pest Control Company (408) 251-6500; for Health Questions-The County Health Department (408) 299-5822; for Application Information-The Santa Clara County Agricultural Commissioner (408) 918-4600 or the Alameda County Agricultural Commissioner (510) 670-5232 and for Regulatory Information-the Structural Pest Control Board (800) 737-8188 located at 2005 Evergreen Street, Suite 1500, Sacramento, Ca 95815-3831".

NOTE: NOTICE TO CUSTOMERS AND BUYERS HAVING REPAIRS DONE - SOME RESIDENTIAL STRUCTURES ARE CONSTRUCTED WITH MATERIAL THAT MAY CONTAIN MATERIAL MANUFACTURED WITH ASBESTOS. OUR COMPANY IS NOT QUALIFIED OR CERTIFIED TO IDENTIFY THESE MATERIALS. IF THE OWNER OR INTERESTED PARTIES ARE AWARE OF, INTERESTED IN, OR CONCERNED ABOUT THIS CONDITION, THEY SHOULD CONTACT THE APPROPRIATE AGENCIES THAT ARE QUALIFIED OR CERTIFIED IN THIS FIELD.

"WARNING: Areas of wood being repaired by this company to residences contain a chemical known to the State of California to cause birth defects or other reproductive harm. Drilling, sawing, sanding or machining wood products generates wood dust, a substance known to the State of California to cause cancer"

NOTE: WARNING: Repairs by this company to residences built **before** 1978 may disturb materials containing lead-based paint and may release debris or dust containing lead. Lead is a chemical known to the State of California to cause cancer and birth defects or other reproductive harm. (This notice is provided in compliance with California's Proposition 65. For further information contact your health care provider or an industrial hygienist. A licensed pest control inspector is not an expert in lead, lead-based paint or exposure to lead. This report is not intended to identify the presence or absence of lead or lead-based paint in the building inspected. Whether lead based paint is present can be determined only by a certified lead inspector. For a list of certified lead inspectors; call the California Department of Health Services Lead-Related Construction Information Line at 800-597-5323 or 510-869-3953)



**ABLE EXTERMINATORS, INC.**

P.O. BOX 5339 SAN JOSE, CA. 95150

Phone 1.408.251.6500

**WORK AUTHORIZATION CONTRACT**

Email ablexterm@aol.com

Fax 1.408.251.3652

This is a contract between Able Exterminators, Inc. and Steve Casaletto  
and incorporates Able's termite report # 158221 dated 05/21/14 for real property located at  
821 ALICE AVE., MT. VIEW

**ITEMIZED COST BREAKDOWN** (Refer to items on the report)

The cost of each item on this report is:

SECTION 1: 1B. Will Bid 1C. 650.00 1D. 95.00 1E. By Owner\*\*\* TOTAL SECTION 1 ITEMS=\$ 745.00SECTION 2: 1A. 150.00 1F. By Owner 1G. By Owner 3A. 150.00 10A. By Owner\*\*\* TOTAL SECTION 2 ITEMS=\$ 300.00FURTHER INSPECTION: NONE.

We have not quoted, nor included, a price of "owner" items. Time and material prices are based on \$65.00 per man-hour portal to portal, and material at Able's cost plus 20 per cent. ITEMS ON THE REPORT MAY CONTAIN PROVISIONS FOR ADDITIONAL COSTS OVER AND ABOVE THE ORIGINAL ESTIMATE.

Please read the report carefully and completely.

**CONDITIONS:**

1. Time is of the essence in this contract. If Able's offer is not accepted within 45 days of the date of the report Able reserves the right to increase prices.
2. If further inspection is recommended, or if additional work is required by any Government agency, Able reserves the right to increase prices.
3. Notice to owner of Mechanic's Lien: Under the California Mechanics Lien Law, any structural pest control operator who contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his 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. TERMS OF PAYMENT. Accounts are past due thirty days after date of completion. Interest, at the maximum legal rate, will be charged on all past due accounts. In the event that legal action is necessary to enforce the terms of this contract, collection fees, attorney's fees and costs of suit will be awarded to the prevailing party.
5. SEND BILL TO: Name: \_\_\_\_\_ Address: \_\_\_\_\_, Phone: \_\_\_\_\_ Email: \_\_\_\_\_ Company: \_\_\_\_\_, Escrow number: \_\_\_\_\_ Estimated COE: \_\_\_\_\_  
We understand that all invoices are due and payable immediately upon issue, regardless of delays in escrow.
6. We authorize Able Exterminators, Inc. to perform the following items:

for a contract price of \_\_\_\_\_.

NAME OF PERSON TO CONTACT FOR ACCESS: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_ WORK PHONE: \_\_\_\_\_

IS UPGRADING OR CHOICE OF LINOLEUM OR TILE COLOR DESIRED? Yes \_\_\_ No \_\_\_

There will be additional charges for special material chosen. If no choice, neutral colors will be installed.

The undersigned assumes financial responsibility for the amount of all invoices associated with this account.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_