

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 46906	Street Fernald Common	City Fremont	Zip 94539	Date of Inspection 08/21/17	Number of Pages 1 of 7
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<p>SAUNDERS TERMITE</p> <p>Saunders Termite P.O.Box 1254 Clayton, CA 94517 Phone: 925-776-5350 Fax: 925-776-5370</p> <p>Registration # PR7355</p>	 Report # 10602
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Ordered by: HouseMaster Valerie Andrade 1725 San Felipe Road #1 Hollister, CA 95023 VALERIE.ANDRADE@housemaster.us.com W: 1-800-995-4063 F: 1-800-560-2824	Property Owner and/or Party of Interest:	Report sent to: HouseMaster Valerie Andrade 1725 San Felipe Road #1 Hollister, CA 95023 VALERIE.ANDRADE@housemaster.us.com W: 1-800-995-4063 F: 1-800-560-2824
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

General Description: 2nd Story Condo - Interior Only	Inspection Tag Posted: Under kitchen sink
	Other Tags Posted: None

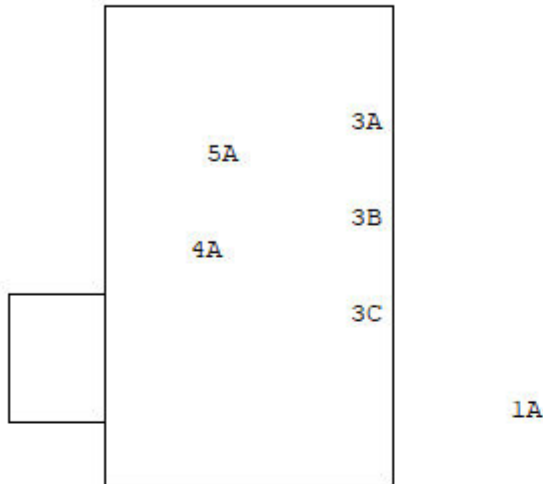
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites
 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.

Items Are In Approximate Locations
 Diagram Not To Scale

Buyer- Acknowledgement of receipt:



Inspected by: Timothy Saunders State License No. OPR 12871 Signature *T. Saunders*

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, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (REV. 10/01)

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This is a Wood Destroying Pest and Organism Inspection Report that contains findings as to the presence or absence of evidence of wood destroying pests and organisms in the visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest and Organism Inspection Reports are governed by the Structural Pest Control Act and Regulations.

Structural Pest Control Inspectors are not experts on asbestos, lead based paint or non-wood destroying mold; and we do not inspect for these materials or conditions. If we suspect that a material contains asbestos or lead based paint, we will note this in our report and recommended that you obtain an examination by a qualified professional. However, you should not assume that the building inspected by us contains no asbestos or lead based paint other than what we might note within our report. We will not report the presence of these materials if they do not interfere with our inspection or possible repair work, nor do we identify non-wood destroying mold. A qualified professional should be contacted if you wish to have an evaluation of this property for asbestos, lead based paint and potential hazards, as well as any information regarding non-wood destroying mold.

This inspection as requested by Zach Andrade, is of the accessible areas of the structure or structures as shown on the diagram and described within the body of this report. It should be recognized that areas that are not practical for inspection are furnished interiors, inaccessible attics or portions thereof, the interior of hollow walls, spaces between floor and porch deck and the seiling or soffit below, 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 of lumber, masonry or finished work, built in cabinet work, floors beneath coverings; and areas where storage conditions or locks make inspection impractical. If further inspection of any of these areas is desired by interested parties, it would be performed upon written authorization, for an additional charge.

This is a separated report which is defined as "Section 1" and "Section 2" conditions evident on the date of the inspection. Section 1 items contains items where there is evidence of active infestation, infection, or conditions that have resulted from infestation or infection. Section 2 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 1" or "Section 2".

EXTERIOR:

1A. FINDING: Unless otherwise indicated in this report, the exterior surface of the roof was not inspected. If you want the water tightness and condition of the roof covering determined, you should contact a roofing contractor licensed by the State Contractors Licensing Board.

(GENERAL INFORMATION ITEM)

INTERIOR:

3A. FINDING: This master bathroom shower was inspected and tested. Shower walls are of a tile construction. We detected no infection, infestation, or leakage at the adjacent finished areas. Tile construction requires routine maintenance. The property owner is recommended to keep these areas sealed, maintained, and under observation as part of normal property maintenance.

(GENERAL INFORMATION ITEM)

3B. FINDING: This hall bathroom shower was inspected and tested. Shower walls are of a tile construction. We

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detected no infection, infestation, or leakage at the adjacent finished areas. Tile construction requires routine maintenance. The property owner is recommended to keep these areas sealed, maintained, and under observation as part of normal property maintenance.

(GENERAL INFORMATION ITEM)

3C. FINDING: In the kitchen we found no visible plumbing leaks that would affect wood members. We do not test dishwashers, garbage disposals, or other appliances that carry water.

(GENERAL INFORMATION ITEM)

SUBSTRUCTURE AREA:

4A. FINDING: This structure is built on a concrete slab with finished sealed walls making the inspection of wood framing members impractical. No statements can be made beyond that finished areas revealed no evidence of infection or infestation to warrant a further inspection at this time.

(GENERAL INFORMATION ITEM)

ATTIC SPACES:

5A. FINDING: A visual inspection of the attic was performed from the access opening. The majority of the attic is vaulted and/or insulated, making the inspection of the majority of framing impractical. In the visible areas we noted no outward evidence of infection or infestation to warrant a further inspection at this time. If requested, a further inspection will be performed, for an additional charge, after a release of liability has been received, for possible damage that may occur, to the finished ceilings below.

(GENERAL INFORMATION ITEM)

CERTIFICATION:

This is to certify that the property described herein was inspected on 8-21-17, in accordance with the Structural Pest Control Act and Rules and Regulations adopted pursuant thereto, and that no evidence of active infection or infestation was found in the visible and accessible areas. Certification applies to accessible areas only. Further inspections were not performed.

GENERAL INFORMATION

Saunders Termite will re-inspect repairs done by others within four months of the original inspection. A charge, if any, can be not greater than the original inspection fee for each re-inspection. The re-inspection must be done within 10 working days of the request. The re-inspection is a visual inspection. If an inspection of the concealed areas is desired, an inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

AREAS NOT INSPECTED

We did not inspect the interior of finished walls or behind installed finished cabinet work. The interior was furnished at the time of our inspection with carpets installed. We did not inspect the areas immediately under furniture, appliances, or carpets. In slab floor type of construction, it is possible for subterranean termite infestation to be concealed and not evident at the time of our inspection. We assume no liability for any infestations that are not evident at the time of our inspection. Inspection of these areas is not practical. Our inspection does not include inspection of the electrical, plumbing, heating, or mechanical

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systems in the structure. Our inspection will not detect building code violations. We do not inspect detached structures of fencing during a routine inspection unless it is authorized. If any information is desired about any of these areas, a company who makes home inspections should be engaged. It is possible for wood destroying organisms, infestations, and infections to be concealed and not evident at the time of our inspection.

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.

Refer to the attached work contract for costs of corrective repairs and/or treatment, as well as further inspection estimates. If more than one further inspection is scheduled to be performed at the same time, a discount may apply. Please call our office with any questions. ANY WORK OR CHEMICAL TREATMENT ORDERED IS SUBJECT TO RECEIPT OF A SIGNED WORK CONTRACT BY MAIL, FAX, OR EMAIL, PRIOR TO COMMENCEMENT.

The interior of this building was furnished and/or occupied at the time of this inspection. Personal effects are not removed during the course of a routine inspection. If a further inspection for these areas is requested, it will be performed for an additional charge once personal effects have been removed.

The exterior portion of our inspection is limited to areas 10 feet or less from the ground level. Further inspection of areas above this limitation will be performed upon request for a fee.

This property was not inspected for the presence or absence of health related molds or fungi. By California Law we are neither qualified, authorized, or licensed to inspect for health related molds or fungi. Mold is not a wood destroying organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions. Please contact the appropriate mold professional.

SAUNDERS TERMITE cannot certify any chemical treatments applied by others that are recommended within the report. Contractors are not licensed to apply any chemicals for the control of wood destroying pests or organisms.

If you contract with someone who does not have a license, the Contractors State Licensing Board and/or Structural Pest Control Board may not be able to assist you with a complaint. Your only remedy against an unlicensed contractor may be in civil court and you may be liable for damages arising out of any injuries to the contractor and/or his/her employees. Any unlicensed work must be considered: "CASUAL, MINOR, OR INCONSEQUENTIAL."

If damage, infestation, infection, or any other substandard conditions are found extending into inaccessible areas, or any infestation or infections are revealed that were not evident at the time of our original inspection, a supplemental report will be issued with findings, recommendations, and additional costs.

This Structural Pest Control report is in accordance with the State of California Structural Pest Control Act report requirements. Reference Title 16, Chapter 19, Sections 1990, 1991, and 1992. The intent of this inspection is to indicate the absence or presence of wood destroying pests and/or organisms and conditions conducive thereto and to make recommendations for corrective measures for the conditions indicated. Interested parties are to clearly understand that this report is limited to the Structural Pest Control Act report requirements and is not to be construed as an all encompassing general building code compliance inspection; as inspections of that nature are beyond the scope of this licensing.

SOME OF THE ITEMS WITHIN THIS REPORT MAY REQUIRE A BUILDING PERMIT FROM THE LOCAL BUILDING DEPARTMENT. Any additional work required by the building department of the local jurisdiction, work required to remedy

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additional damage not noted in the report but discovered during the performance of this work contract, and/or changes in manner, scope, or type work to be performed due to the request of any party will only be performed upon written agreement when such changes are authorized by the customer and agreed by the contractor. Contractor will notify customer of any additional work required.

Work contract estimate(s) include building permit and inspection coordination fees where applicable. If all items are not scheduled to be performed, the estimate(s) may be adjusted.

In accordance with the State of California requirements, any job totaling over \$1,000.00 requires smoke and carbon dioxide detector(s). If requested, battery operated smoke/carbon dioxide detectors will be installed at a fee of \$65.00 each, for a standard application.

Some cities may require illuminated address numbers that can be seen from the street. Our estimate does not include the installation of same. If illuminated house numbers are required, the owner will need to contact the appropriate tradesperson for installation or we would do so upon request at an additional charge.

CHEMICAL TREATMENT INFORMATION

A SIGNED CHEMICAL PAGE WILL NEED TO BE RECEIVED BY OUR JOB OFFICE PRIOR TO THE PERFORMANCE OF CHEMICAL TREATMENT AS OUTLINED ABOVE.

While reasonable precautions will be taken, it must be noted that the bit stop detection device is not fool proof. If the property owner thinks that under slab utilities or post tension cables may be present, they should contact a professional detection company prior to the performance of any drilling. In the unlikely event that damage occurs to any sub-slab utilities or cable, the owner will be responsible for any subsequent repairs. Estimates for such repairs will be submitted upon request.

Saunders Termite guarantees against the re-infestation of subterranean termites for 2 years. Guarantees are only for those areas where chemical is applied.

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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 AGRICULTURE, AS WELL AS THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. REGISTRATION IS GRANTED WHEN THE STATE FINDS THAT BASED ON EXISTING SCIENTIFIC EVIDENCE THAT 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 ON THE DEGREE OF EXPOSURE, SO EXPOSURE SHOULD BE MINIMIZED. IF WITHIN 24 HOURS FOLLOWING THE CHEMICAL APPLICATION, YOU EXPERIENCE SYMPTOMS SIMILAR TO COMMON SEASONAL ILLNESS COMPARABLE WITH THE FLU, CONTACT YOU PHYSICIAN, POISON CONTROL CENTER, AND YOUR PEST CONTROL OPERATOR IMMEDIATELY".

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 (1-800-222-1222) and your pest operator immediately. Symptoms of severe over-exposure for these specific pesticides may also include: TERMIDOR - lethargy, muscle tremors, and in extreme cases, possibly convulsions; TIM-BOR - nausea, vomiting, and diarrhea, with delayed effects of skin redness and peeling; PREMISE- no known symptoms of over-exposure-individuals should be treated symptomatically.

MOLD DISCLAIMER: There maybe 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 areas 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 or concerning indoor air quality should be directed to a Certified Industrial Hygienist.

Customer acknowledges that he/she has been advised of the forgoing and has had an opportunity to consult with a qualified professional.

BY EXECUTING THIS WORK AUTHORIZATION CONTRACT AND BY REQUESTING SAUNDERS TERMITE TO PROCEED WITH THE STRUCTURAL REPAIRS REFLECTED HEREIN, CUSTOMER RELEASES SAUNDERS TERMITE FROM ANY AND ALL LIABILITY FOR ANY DAMAGE OR INJURY OF ANY KIND WHATSOEVER (INCLUDING BUT NOT LIMITED TO ANY CONSEQUENTIAL DAMAGES) WHICH IS CLAIMED TO ARISE FROM THE DISPERSAL OF MOLD OR MOLD SPORES RESULTING FROM THE PERFORMANCE OF THE STRUCTURAL REPAIRS REFERRED TO HEREIN BY SAUNDERS TERMITE.

Customer's Initials _____ Date _____

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