



510 Madera Ave  
San Jose, CA 95112  
(408) 993-1900  
Fax (408) 993-1944

Dear HomeGuard customer,


Thank you for selecting HomeGuard Incorporated to perform the termite inspection on your home.

It is very common for corrective work to be recommended. Enclosed you will find the inspection report that includes the findings, repair recommendations and prices to complete the repairs. Now that you have allowed us to do the inspection, we would like to point out the advantages of authorizing HomeGuard Incorporated to complete the recommended repairs.

- When HomeGuard completes the repairs, there are no additional reinspection costs. Only a licensed structural pest control company can issue a **certification** that the property is free and clear of active infestations or infection.
- HomeGuard Incorporated's bids are competitive with professional companies and all of our work is guaranteed.
- HomeGuard Incorporated's repair technicians are experts and we guarantee high quality repairs.
- HomeGuard Incorporated is sensitive to the special demands on you when a real estate transactions is involved. We make scheduling easy. We work with your Realtor, lender and title company to expedite all required paperwork.
- With HomeGuard Incorporated, you are protected. Unlike many contractors or handymen, we maintain liability insurance, errors and omissions insurance, and workman's compensation; thereby protecting you from potential lawsuits.

Please review the enclosed inspection and bids. We are available to discuss the findings and recommendations with you at your convenience. Satisfying your structural pest control needs in a professional and affordable manner is what separates HomeGuard Incorporated from the competition.

Sincerely Yours,



James H Steffenson, Jr.  
President

## WOOD DESTROYING PESTS AND ORGANISM INSPECTION REPORT

|                             |                             |                         |                     |                                       |                                       |
|-----------------------------|-----------------------------|-------------------------|---------------------|---------------------------------------|---------------------------------------|
| Building No.<br><b>1466</b> | Street<br><b>Madera Way</b> | City<br><b>Millbrae</b> | ZIP<br><b>94030</b> | Date of Inspection<br><b>6/2/2010</b> | Number of Pages<br><b>Page 1 of 9</b> |
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**510 Madera Ave  
San Jose, CA 95112  
(408) 993-1900 • Fax (408) 993-1944  
Registration # PR1452**

HomeGuard Rpt #: **142431**

|  |                                   |                               |
|--|-----------------------------------|-------------------------------|
| Ordered By:<br><b>Omer Tamturk<br/>C21 Alliance<br/>1528 S. El Camino Real #100<br/>San Mateo CA 94402</b> | Property Owner/Party in Interest: | Report Sent to:      Escrow#: |
|--|-----------------------------------|-------------------------------|

|   |   |  |  |
|---|---|--|--|
| COMPLETE REPORT <input checked="" type="checkbox"/> | LIMITED REPORT <input type="checkbox"/> | SUPPLEMENTAL REPORT <input type="checkbox"/> | REINSPECTION REPORT <input type="checkbox"/> |
|---|---|--|--|

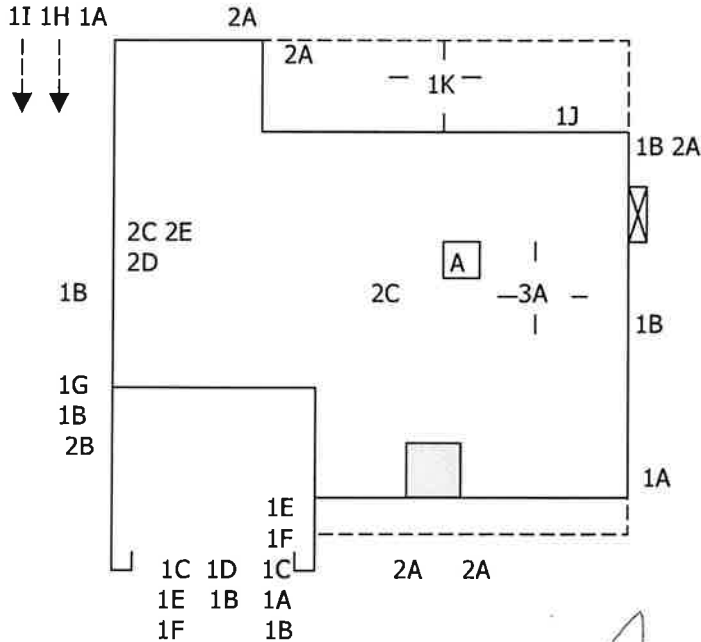
|  |  |
|--|--|
| General Description: <b>One story, single family wood framed residence with brick and stucco exterior.</b> | Inspection Tag Posted: <b>Garage</b><br>Other Tags Posted: <b>None noted</b> |
|--|--|

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 <input checked="" type="checkbox"/> | Drywood Termites <input type="checkbox"/> | Fungus / DryRot <input checked="" type="checkbox"/> | Other Findings <input checked="" type="checkbox"/> | Further Inspection <input checked="" type="checkbox"/> |
|---|---|---|--|--|

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.

Key to Items on diagram: [1] Section 1 Items    [2] Section 2 Items    [3] Unknown Further Inspection Items



**FRONT**

Diagram Not To Scale

Inspected by: **Jeremiah C Arevalo**      License#: **FR44011**      Signature: \_\_\_\_\_

You are entitled to obtain copies of all reports and completion notices on this property filed with the board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite1500, 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)561-8700, (800) 737-8188 or www.pestboard.ca.gov.

|                             |                             |                         |                     |                                       |                                       |
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**AREAS NOT INSPECTED PLEASE READ**

This report is an inspection for wood destroying pests and organisms to a furnished, occupied structure. Some areas of the structure were inaccessible for inspection due to furnishings, appliances, floor covering, and/or stored personal property. We did not inspect areas immediately under furnishings or appliances, nor did we inspect inside finished walls or ceilings. Our inspection does not include any electric, heating, or mechanical systems of the structure. Our inspection will not detect building code violations. If any information is desired about any areas mentioned, a company which makes home inspections should be engaged. The plumbing was inspected and only the leaks outlined in our report were found at this time; however, we assume no responsibility for leaks that occur after the date of this inspection. 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 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. This structure has carpet installed. Although no adverse conditions were evident, we assume no responsibility for the floor covering under the carpet unless we remove the carpet. The area under the water heater or furnace pedestal was not inspected. The areas inside the soffited eaves were not inspected. The inaccessible areas listed above which were not inspected will be inspected upon the owner's request and may be conditional to additional inspection fees.

**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.**

"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."

**NOTE: Work performed by others will be reinspected for a fee of \$175.00 for each trip out to the property. Open wall and open floor inspections are desirable if certification is required.**

**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 differ from company to company. You have the right to seek a second opinion from another company.**

**NOTE: WE GUARANTEE ALL REPAIRS DONE BY THIS COMPANY FOR ONE YEAR AND FUMIGATIONS FOR A PERIOD OF 2 YEARS FROM THE DATE OF COMPLETION. WITH THE EXCEPTION OF PLUMBING, GROUTING, CAULKING AND RE-SETTING OF TOILETS WHICH ARE GUARANTEED FOR 30 DAYS FROM THE DATE OF COMPLETION. WE CANNOT GUARANTEE WORK DONE BY THE OWNER OR OWNER'S AGENT. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS, OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR**

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**INSPECTION.**

**NOTE: THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I AND 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 HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.**

**Section 1 Items**

**1A. FINDING:** Fungus damage was noted to the barge rafter as indicated on the diagram. (See Picture 2)

**RECOMMENDATION:** Remove and replace a section of the damaged barge rafter to correct this condition. This bid includes replacement of the roof covering if disturbed by our repairs. If existing gutters need to be removed to perform the repairs then our bid also includes reinstallation of original gutters. If it becomes necessary or desirable to install new gutters this will be done only if authorized and at an additional cost. The guarantees on the roof covering are limited to the areas where the work was performed

\*\*\*\*\***(SECTION 1 ITEM)**\*\*\*\*\*

**1B. FINDING:** Fungus damage was noted to the rafter ends at the large garage door. (See Picture 2)

**RECOMMENDATION:** Cut off and omit approximately 4 inches from all of the rafter tail ends in this area, and dispose of same. Paint end of rafters with one coat of primer or one coat of color provided by owner.

\*\*\*\*\***(SECTION 1 ITEM)**\*\*\*\*\*

**1C. FINDING:** The large garage door jambs are fungus and subterranean termite damaged. (See Picture 1)

**RECOMMENDATION:** Cut off the bottom of the door jambs and fill the void with concrete.

\*\*\*\*\***(SECTION 1 ITEM)**\*\*\*\*\*

**1D. FINDING:** The main garage door was found to be damaged by fungus and subterranean termites.

**RECOMMENDATION:** Remove and replace this door with a white non-insulated roll up garage door. Note: This bid does not include a new garage door opener or any windows or insulation in the door. If these options are desired it can be performed at an additional charge. Please contact HomeGuard Incorporated for any additional upgrades.

\*\*\*\*\***(SECTION 1 ITEM)**\*\*\*\*\*

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**1E.** FINDING: Subterranean Termites have entered the structure from the earth fill under the garage slab. (See Picture 1)

RECOMMENDATION: Drill holes through the garage slab and inject Termidor SC(Fipronil:5-amino-1-(2,6-dichloro-4-(trifluoromethyl) phey)-4-((1,8,5)-trifluoromethyl)sulfinyl)-1-H-pyrazole-3-carbonitrile.into the earth below. We will be as careful as possible with our repair; however, we assume no responsibility for any damage to the surface covering the floor in the area to be treated. NOTE: In order to perform this treatment the property will need to be vacated for the period during and 3 hours after the treatment is performed.

\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

**1F.** FINDING: There is evidence of Subterranean Termite migratory tubes as noted in the above recommendation. (See Picture 1)

RECOMMENDATION: Break down & brush away all termite migratory tubes.

\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

**1G.** FINDING: The door and jambs were found to be damaged by fungus at the man door. (See Picture 3)

RECOMMENDATION: Supply and install a new pre-hung door and jambs to correct this condition. Note: The existing door knob and dead bolt if any will be re-installed in the new door unless prior arrangements are made.

\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

**1H.** FINDING: Fungus damage was noted to the roof eaves as indicated on the diagram. (See Picture 4)

RECOMMENDATION: Remove and replace the damaged wood members to correct this condition. This bid includes replacement of the roof covering if disturbed by our repairs. If existing gutters need to be removed to perform the repairs then our bid also includes reinstallation of original gutters. If it becomes necessary or desirable to install new gutters this will be done only if authorized and at an additional cost. The guarantees on the roof covering are limited to the areas where the work was performed

\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

**1I.** FINDING: Fungus damage was noted to the rafter tail as indicated on the diagram. (See Picture 4)

RECOMMENDATION: Remove and replace the end of the damaged rafter tail. Install a new sister section alongside for support.

\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

**1J.** FINDING: The jamb and trim have been damaged by fungus at the rear door. (See Picture 5)

RECOMMENDATION: Remove and replace all the damaged wood members. If any damage is found to extend into any enclosed areas a supplemental report and bid will be issued.

\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

NOTE: The above mentioned repairs are being attempted without disturbing the adjacent doors or windows. If this cannot be done in this manner, or if damage extends into inaccessible areas, a supplemental report will be issued with findings, recommendations, and bids.

|                             |                             |                         |                     |                                       |                                       |
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**1K.** FINDING: The wood members of the rear patio have been damaged by fungus. (See Picture 6)

RECOMMENDATION: Remove and replace the entire rear patio to eliminate these structural deficiencies.  
\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

**1L.** FINDING: There is evidence of Subterranean Termite migratory tubes as noted in the above recommendation.

RECOMMENDATION: Break down & brush away all termite migratory tubes.  
\*\*\*\*\* (SECTION 1 ITEM) \*\*\*\*\*

### Section 2 Items

NOTE: Ceramic tiles were noted over the laundry room, master bathroom and hall bathroom floors. There is no outward sign of infestation or infection however we cannot represent the condition of floors beneath the tiled areas.

NOTE: There is evidence of repairs by others to the exterior and interior. Any guarantees for these repairs must be obtained from the persons or firms performing the repairs. This note is for general information only.

**2A.** FINDING: There is vegetation in contact with the structure.

RECOMMENDATION: The owner is advised to cut back the vegetation away from contact with the structure.  
\*\*\*\*\* (SECTION 2 ITEM) \*\*\*\*\*

**2B.** FINDING: Minor stress cracks were noted in the exterior stucco as indicated on the diagram.

RECOMMENDATION: Seal all cracks that are wider than 1/16 of an inch with a exterior grade paintable sealant. If HomeGuard has supplied a bid for this item it does not include paint.  
\*\*\*\*\* (SECTION 2 ITEM) \*\*\*\*\*

**2C.** FINDING: Some of the grout is loose or missing around the ceramic tile on the hall bathroom floor covering.

RECOMMENDATION: Reseal the area in the most practical way. Owner to maintain in a water tight condition.  
\*\*\*\*\* (SECTION 2 ITEM) \*\*\*\*\*

**2D.** FINDING: The enclosure wiper seal in the master bathroom is leaking.

RECOMMENDATION: Replace the faulty wiper seal and adjust to eliminate the water leak.  
\*\*\*\*\* (SECTION 2 ITEM) \*\*\*\*\*

**2E.** FINDING: Some of the grout is loose or missing around the ceramic tile on the master bathroom floor and shower.

RECOMMENDATION: Reseal the area in the most practical way. Owner to maintain in a water tight condition.  
\*\*\*\*\* (SECTION 2 ITEM) \*\*\*\*\*

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**Further Inspection Items**

**3A. FINDING:** We were unable to inspect the substructure area due to an excessive moisture condition. There is muddy soil under the structure with standing water.

**RECOMMENDATION:** Lay down plastic to allow for further inspection of this area. All findings recommendations and bids will be issued in a supplemental report. If the owner desires they can keep this area under observation and when it is dry, HomeGuard will return, further inspect, and issue a supplemental report with findings and recommendations for no additional charge.

\*\*\*\*\***(FURTHER INSP ITEM)**\*\*\*\*\*

**NOTE:** This property has recently been painted. We assume no responsibility for any infestations or infections that may be concealed by this fresh paint.

**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 Food and Agriculture 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 that are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized."

"If within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control company immediately."

For further information contact any of the following:

HOMEGUARD INCORPORATED (408) 993-1900  
 Poison Control Center: (800) 876-4766  
 Santa Clara County Agricultural Commission (408) 918-4600  
 Santa Clara County Health Department (408) 918-3400  
 San Benito County Health Department (831) 637-5367  
 San Benito County Agricultural Commission (831) 637-5344  
 Alameda County Agricultural Commission (510) 670-5232  
 Alameda County Health Department (510) 267-8000  
 Contra Costa County Agricultural Commission (925) 313-6712  
 Contra Costa County Health Department (925) 646-5137  
 San Mateo County Agricultural Commission (650) 363-4700  
 San Mateo County Health Department (650) 573-2757  
 Structural Pest Control Board (800) 737-8188  
 2005 Evergreen Street Ste. #1500, Sacramento, CA 95815-3831

"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".

**NOTE:** Unless prior arrangements have been made, white tile will be installed. It should also be noted that all tile work, regardless of color selection, will be done with a tight white grout joint.

**NOTE:** If damage is found to extend into any inaccessible areas, a supplemental report will be issued listing additional findings, recommendations and bids.

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NOTE: Should the further inspection items noted in this report not be performed, HomeGuard Incorporated will assume no liability for any infestations or infection which may be concealed in these areas.

NOTE: HomeGuard Incorporated assumes no liability for, nor do we guarantee work done by others. All guarantees, warranties, and permits should be obtained from the parties performing the repairs.

NOTE: If it is necessary to install smoke detector(s) to comply with the state fire regulations, battery powered smoke detector(s) will be installed at an additional charge of \$75.00 per smoke detector unit.

NOTE: Due to the building materials used on this structure, it may be difficult to match the existing mill patterns and materials used in the original construction. We will replace damaged wood members with material which resembles, as closely as possible, the existing wood members with standard grade, readily available wood members.

NOTE: Should the local building department require additional changes or repairs not outlined in this report, additional funds will be required.

NOTE: 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.

NOTE: In our opinion, item(s) listed in this report may require a building permit. All necessary costs for the permit and inspections are included in our bid(s). It will be the owners responsibility to meet the building department and allow access for inspections. If it becomes necessary to install smoke detectors this will be done and charged at 75.00 per detector.

NOTE: Thank you for using HomeGuard Incorporated. If you have any questions regarding this report, please call and ask for Jeremiah Arevelo. Please bear in mind that the inspectors have full schedules during the day and can only be reached by phone early in the morning and late in the afternoon. The inspector will make every effort to make contact with you when he is available.

If you require further assistance or wish to schedule work as recommended in this report, please feel free to contact our office. We are here to assist you!