
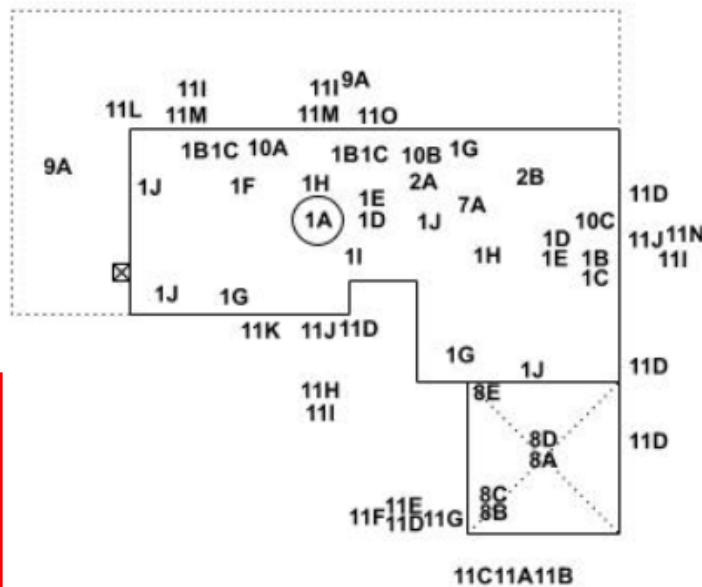


# WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. <b>104</b>	Street <b>Amanda Lane</b>	City <b>Los Gatos</b>	ZIP <b>95032</b>	Date of Inspection <b>05/15/2024</b>	Number of Pages <b>13</b>
		<b>Antique Termite, Inc</b> 155 Mast Street #107 Morgan Hill CA 95037 (408) 995-6300 info@antiquetermite.com		Report # : 10558 Registration # : PR1187 Escrow # : <input type="checkbox"/> CORRECTED REPORT	
		Ordered by: Donna Chan Sereno 214 Los Gatos-Saratoga Rd Los Gatos CA 95030		Property Owner and/or Party of Interest: Dcalamul Real Estate, Inc. 112 Amanda Lane Los Gatos CA 95032	
Report sent to:					
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>					
<b>GENERAL DESCRIPTION:</b> One story vacant single family dwelling with wood frame, composition roof, raised foundation, stucco exterior, and double garage.				Inspection Tag Posted: Garage Other Tags Posted:	
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 checked="" 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.					

**Diagram Not To Scale**



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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. Soffited (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, Inc. 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, Inc. before certification will be issued. The reinspection will only CERTIFY the absence of infestation of infection in the visible and accessible areas. Antique Termite, Inc. 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 DUE AT THE TIME OF EACH REINSPECTION.

**GUARANTEES:** Unless otherwise stated in the report, 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 for one (1) year from the date of completion and are limited to wood members treated only, and guarantees for fumigations are for three (3) years from the date of completion. Plumbing repairs (parts provided by this firm), vinyl (linoleum/LVP 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, Inc. 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, recommendations to correct these

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**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 ON A SUPPLEMENTAL REPORT.**

**TILE OR VINYL SELECTIONS:** Bids which are given in report for replacement of ceramic tile or vinyl 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 a cost of \$2.75 per square foot. Tile selections can be made at Daltile (408-435-1566) 200 E. Trimble Road #50, San Jose, CA 95131. Vinyl plank flooring (LVP) bids are based at a cost of \$3.99 per square foot. Linoleum bids are based on using standard grade linoleum at a cost of \$2.99 per square foot. Vinyl/linoleum selections can be made at S&G Carpet (408-414-1188) 1830 Hillsdale Avenue, San Jose, CA 95124.

Tile/vinyl/linoleum selections must be made at least 5 days prior to scheduled repairs. Any upgrades must be paid by the 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 (SUBSTANDARD):** 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 the 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.

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**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:** 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.

## 1. SUBSTRUCTURE AREA:

### 1A - Section II

**FINDING:** Earth contact was noted at the cellulose debris (wood scraps, cardboard, etc.) in the subarea.

**RECOMMENDATION:** Remove all cellulose debris of a rakeable size or larger.

**Quote Price: \$390.00**

### 1B - Section I

**FINDING:** Evidence of infestation by drywood termites was noted in the subarea as indicated on the diagram. These infestations appear to extend into inaccessible areas.

**RECOMMENDATION:** Seal up and fumigate the entire structure with a lethal gas (VIKANE/SULFURYL FLUORIDE AND CHLOROPICRIN) for the control of drywood termites in all areas of the structure. Remove the seals for reoccupancy.

**NOTE:** Antique Termite is not liable for any damage which may occur to roof or plant life during fumigation. Fumigation cannot begin during inclement weather. In the case of rain or strong winds the job may be postponed to a later date. Additional information will be shown on the occupants' fumigation notice which must be signed and returned to the fumigation department before the fumigation date. Structure must be vacated for two nights (one night to fumigate, one night to allow for proper ventilation). All preparation work to get structure ready for fumigation is owner/occupants' responsibility. Should owner desire a fumigation prep company to do the necessary prep-work, they should contact fumigation department--there is a cost for this service, which will be in addition to price for fumigation. FUMIGATION WARRANTY IS FOR THREE YEARS FROM DATE OF COMPLETION.

**NOTE:** Our bid does not include any prep work. All instructions must be thoroughly read and performed. Failure to complete fumigation prep or failure to return signed papers prior to fumigation date will result in cancellation and/or rescheduling. Specific preparation instructions will be issued once fumigation is ordered.

**NOTE:** The plant life/vines/hedges/bushes/etc. growing around the structure are at risk of being exposed to the fumigant and possibly damaged during the course of fumigation. A neighbor release from the neighbor on the left side of the structure is required in order to fumigate due to the deck.

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NOTE: If fumigation is prepaid in full prior to fumigation date, discounted cost for fumigation would be \$2,684.00.

**Quote Price: \$2,834.00**

## 1C - Section I

FINDING: Evidence of infestation by drywood termites was noted in item 1B (fecal pellets).

RECOMMENDATION: In compliance with the Structural Pest Control Board, remove or mask over all accessible drywood termite evidence (pellets) upon completion of treatments.

**Quote Price: \$350.00**

## 1D - Section I

FINDING: Evidence of infestation by subterranean termites was noted in the subarea as indicated on the diagram. These infestations appear to originate at the subarea and exterior soil.

RECOMMENDATION: Treat the soil at all probable entry points with a registered termiticide. Our proposed treatment may include, but is not limited to the following methods of treatment: trenching and/or rod injecting the soil adjacent to all accessible foundation walls/slabs and piers, drilling through all concrete slabs, veneers, concrete, brick and tile porches adjacent to foundations and perimeter cold joints (spacing holes approximately 12" apart), and injecting below/behind drilled areas with a registered termiticide. All drill holes would be patched with concrete upon completion.

NOTE: Chemical to be used: Termidor HE-active ingred: Fipronil.

NOTE: Our guarantee for this treatment is for all accessible and readily treatable areas of the structure for one year.

NOTE: It would be the owners responsibility to match any patched areas upon completion of this treatment.

NOTE: Antique Termite, Inc. assumes no responsibility for any damage to any plumbing lines, gas lines or electrical lines which could be concealed below the slabs to be drilled.

**Quote Price: \$2,180.00**

## 1E - Section I

FINDING: Evidence of subterranean termites (tubes) was noted as outlined in an item above.

RECOMMENDATION: In conjunction with the Structural Pest Control Board, remove all accessible subterranean termite tubes in this area.

**Quote Price: \$250.00**

## 1F - Section I

FINDING: Drywood termite damage was noted to the rim joist and subfloor in the area indicated on the diagram.

RECOMMENDATION: Reinforce this area as needed.

**Quote Price: \$610.00**

## 1G - Section II

FINDING: Minor vertical cracks were noted at the foundation. These cracks could lead to moisture intrusion and/or infestation by subterranean termites.

RECOMMENDATION: Engage the services of the appropriate, licensed tradesperson to check this condition and make any necessary recommendations and repairs.

**Quote Price: \$OTHERS**

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## 1H - Notes

NOTE: Dry water stains were noted at various wood members. This does not appear to be a wood destroying organism concern at this time and is listed for informational purposes only.

**Quote Price:**

## 1I - Section II

FINDING: The subarea soil was found to be damp/muddy at the time of this inspection.

RECOMMENDATION: Engage the services of the appropriate licensed tradesperson to check this condition and make any needed corrections.

**Quote Price: \$OTHERS**

## 1J - Section II

FINDING: Efflorescence (calcium deposits) was noted at the foundation in various areas.

RECOMMENDATION: Owner to contact the appropriate licensed tradesperson to survey and perform any and all necessary repairs/revisions to correct this condition.

**Quote Price: \$OTHERS**

## 2. STALL SHOWER

### 2A - Notes

NOTE: The hall bathroom shower was water tested at the time of this inspection. No leaks were detected at this time.

**Quote Price:**

### 2B - Notes

NOTE: The master bathroom stall shower was not water tested due to lack of a shower dam.

**Quote Price:**

## 7. ATTIC SPACES

### 7A - Further Inspection

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.

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.

**Quote Price: \$BID ON REQ**

## 8. GARAGES

### 8A - Notes

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.

**Quote Price:**

### 8B - Section I

FINDING: Evidence of drywood termites was noted in the garage as indicated on the diagram.

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RECOMMENDATION: See recommendation in item #1B above regarding fumigation of entire structure.

**Quote Price: \$INCL. W/ 1B**

## 8C - Section I

FINDING: Evidence of infestation by drywood termites was noted in item 8B (fecal pellets).

RECOMMENDATION: In compliance with the Structural Pest Control Board, remove or mask over all accessible drywood termite evidence (pellets) upon completion of treatments.

**Quote Price: \$INCL. W/ 1C**

## 8D - Section II

FINDING: Water stains were noted at the garage roof sheathing from past or present leaks.

RECOMMENDATION: Owner to engage the services of a licensed roofer to inspect and/or repair the roof coverings as needed and guarantee same.

**Quote Price: \$OTHERS**

## 8E - Notes

NOTE: The area(s) below the water heater and/or furnace pedestals are inaccessible for inspection. Interested parties should be aware that Antique Termite, Inc. assumes no responsibility for any inaccessible areas, nor work performed by others.

**Quote Price:**

## 9. DECKS - PATIOS

### 9A - Further Inspection

FINDING: The underside of the deck is inaccessible for inspection due to the lack of adequate crawl space and/or lack of an access opening.

RECOMMENDATION: Further inspection recommended. Remove a sufficient amount of decking to allow for further inspection. Perform further inspection and issue a supplemental report on any findings.

**Quote Price: \$BID ON REQ**

## 10. OTHER - INTERIOR

### 10A - Section II

FINDING: Water stains were noted to the underside of the kitchen counter top indicating a past or present leak at the sink ring.

RECOMMENDATION: Owner to contact a licensed plumber to reseal the sink ring to prevent future damage.

**Quote Price: \$OTHERS**

### 10B - Section I

FINDING: Fungus damage was noted to the plywood at the hall bathroom floor.

RECOMMENDATION: Owner should have the appropriate licensed trades remove and replace this damaged wood with new material.

**Quote Price: \$OTHERS**

### 10C - Section I

FINDING: Fungus damage was noted to the master bedroom window sill.

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RECOMMENDATION: Remove and replace this damaged wood with new material. Owner to contact other trades to paint.

**Quote Price: \$410.00**

## 11. OTHER - EXTERIOR

### 11A - Section II

FINDING: The exterior stucco extends into the soil (base of foundation or slab not exposed). While this may have been a common building/construction practice at the time this structure was built, it can limit the ability of the inspector to detect subterranean termite activity behind the stucco. This type of construction may also inhibit the effectiveness of treatments for subterranean termites (if present) due to the fact that a chemical barrier may not be able to reach the foundation.

RECOMMENDATION: Engage the services of the appropriate, licensed tradesperson to cut off the base of the stucco (leaving an exposed portion of the foundation or slab), while still covering the mudsill.

**Quote Price: \$OTHERS**

### 11B - Section II

FINDING: Stucco cracks were noted at various areas of the structure.

RECOMMENDATION: Owner to seal and maintain the stucco cracks in the areas indicated on the diagram.

**Quote Price: \$OTHERS**

### 11C - Section II

FINDING: Deteriorated paint was noted at the exterior.

RECOMMENDATION: Engage the services of a licensed painting contractor for repairs.

**Quote Price: \$OTHERS**

### 11D - Section I

FINDING: Drywood termite damage was noted to the rafter tails in the area indicated on the diagram.

RECOMMENDATION: Remove and replace the damaged rafter tails in this area. Owner to contact other trades to paint.

NOTE: Should damage extend further or into inaccessible areas, a supplemental report will be issued outlining findings and additional repair costs. Roof coverings may have to be removed in order to facilitate repairs.

**Quote Price: \$910.00**

### 11E - Section I

FINDING: Evidence of drywood termites was noted at the exterior as indicated on the diagram.

RECOMMENDATION: See recommendation in item #1B above regarding fumigation of entire structure.

**Quote Price: \$INCL. W/ 1B**

### 11F - Section I

FINDING: Evidence of infestation by drywood termites was noted in item 11E (fecal pellets).

RECOMMENDATION: In compliance with the Structural Pest Control Board, remove or mask over all accessible drywood termite evidence (pellets) upon completion of treatments.

**Quote Price: \$INCL. W/ 1C**



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## 11G - Section I

FINDING: Drywood termite damage was noted to the main garage door jamb.

RECOMMENDATION: Cut out this damage and replace with new material. Owner to contact other trades to paint.

**Quote Price: \$490.00**

## 11H - Section I

FINDING: Fungus damage was noted to the barge rafters in the area indicated on the diagram.

RECOMMENDATION: Remove the damaged section and replace with new wood. Owner to contact other trades to paint.

**Quote Price: \$910.00**

## 11I - Section I

FINDING: Roof coverings will be removed or disturbed in conjunction with repairs for wood destroying organism damage as outlined in item 11H above and items 11J and 11M below.

RECOMMENDATION: Upon completion of wood repairs as outlined above, owner to contact a licensed roofing contractor to inspect and repair and/or reinstall roof coverings in repaired area and guarantee the water tight condition of roof coverings.

NOTE: Interested parties should be aware that Antique Termite, Inc. will not be responsible for any roof leaks and assumes no liability against future damage which may occur in the event that roof coverings are not re-installed in this area

NOTE: If gutters need to be removed in order to facilitate repairs, owner to have other trades reinstall, repair or install new gutters upon completion of wood repairs

**Quote Price: \$OTHERS**

## 11J - Section I

FINDING: Drywood termite damage was noted to the fascia boards in the area indicated on the diagram.

RECOMMENDATION: Remove and replace the damaged fascia boards. If damage extends further or into inaccessible areas, a supplemental report will be issued as to the findings and additional repair costs. Owner to contact other trades to paint.

**Quote Price: \$490.00**

## 11K - Section I

FINDING: Fungus damage was noted to the rafter tails in the area indicated on the diagram.

RECOMMENDATION: Remove and replace the damaged rafter tails in this area. Owner to contact other trades to paint.

NOTE: Should damage extend further or into inaccessible areas, a supplemental report will be issued outlining findings and additional repair costs. Roof coverings may have to be removed in order to facilitate repairs.

**Quote Price: \$INCL. W/ 11D**

## 11L - Section I

FINDING: Drywood termite damage was noted to the barge rafter in the area indicated on the diagram.

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RECOMMENDATION: Fill this damage with a rock hard wood filler Owner to contact other trades to paint.

**Quote Price: \$310.00**

## 11M - Section I

FINDING: Drywood termite damage and fungus damage were noted at the roof eaves in the approximate location(s) indicated on the diagram.

RECOMMENDATION: Remove the roof covering where necessary. Remove the visibly damaged wood members and check for concealed damage/adverse conditions. If no additional findings are made, install new materials where removed. Owner to contact other trades to paint.

NOTE: If any additional findings are made, a supplemental report will be filed with additional bids for repair.

NOTE: Our repairs will be made with commonly available building materials. The size and pattern matches will be approximated based on current lumber sizes. An exact match of the existing materials on structures over 30 years old is not guaranteed.

NOTE: The owner should contract with a licensed roofer to replace the roof covering (where removed) upon completion of this repair.

**Quote Price: \$810.00**

## 11N - Section II

FINDING: The exterior stucco extends into the soil (base of foundation or slab not exposed). While this may have been a common building/construction practice at the time this structure was built, it can limit the ability of the inspector to detect subterranean termite activity behind the stucco. This type of construction may also inhibit the effectiveness of treatments for subterranean termites (if present) due to the fact that a chemical barrier may not be able to reach the foundation.

RECOMMENDATION: Engage the services of the appropriate, licensed tradesperson to cut off the base of the stucco (leaving an exposed portion of the foundation or slab), while still covering the mudsill.

**Quote Price: \$OTHERS**

## 11O - Section I

FINDING: Fungus damage was noted to the back door jamb as indicated on the diagram.

RECOMMENDATION: Cut out this damage and replace this new material. Owner to contact other trades to paint.

**Quote Price: \$410.00**

## FUMIGATION & CHEMICAL NOTES:

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Our inspectors have determined that your property will benefit from a safe application of chemicals commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property.

**FUMIGATION NOTICE:** Structural fumigants are colorless, odorless, and do not affect paints, finishes, or fabrics.

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Dishes and utensils can be used without washing. By Federal law and as indicated by the label, the following items must be removed before fumigation with any fumigant. Persons, plants, pets, baby mattresses enveloped with plastic covers. All food and medicines not sealed in glass or metal containers. This includes food in refrigerator and freezers. It is to the responsibility of the occupant to have these items removed.

Soil should be soaked with water at least 12 feet from the foundation outward. This can be done the evening before and may help to protect plants. Vines and shrubs connected to the structure must be freed by the owner with ample space provided to get fumigation tarps behind same. All antennae and roof ornaments must be removed by owner or occupant. All automatic timing devices (sprinklers, lights, etc.) must be disconnected during fumigation. Solar systems must be turned off and drained. Should the owner desire a fumigation prep company to perform the necessary prep-work, please contact our office and we can give you the name and phone number of a company which can perform the necessary prep work for a fee. It is the responsibility of the owner to take care of all necessary prep work. If prep work is not done when fumigation crew arrives, the job will be cancelled for that day.

Our crews must fumigate several structures in various locations each day. Therefore, the time that any fumigation is scheduled for must be approximate only. Most fumigations are scheduled for sealing sometime during the first day and opened the next day after proper exposure to the fumigant. The time for ventilation varies and in most cases the building will not be certified for re-occupancy until late afternoon the day after it is opened. The structure must be vacated for approximately 72 hours. The tarps will be put up the date scheduled, removed the following date, aired out, and then declared safe to re-enter the date after the tarps have been removed. A sign will be posted on the front door as to when structure is safe to re-enter. We do not wish to inconvenience you by having you wait for the arrival of fumigation crew. When you decide on a date, make arrangements about the keys and leave with the assurance that your building will be properly fumigated.

The GAS service must be shut off prior to fumigation. The fumigation company will contact PG&E to schedule to have service turned off. It is the owner's responsibility to contact PG&E to come back out to the property to turn the gas service back on and relight pilot lights. Homeowner should contact PG&E at least 4 days in advance to schedule them to come back out. PG&E will not turn service back on unless they are shown the re-entry notice which the fumigation company has posted at the structure stating when it is safe to re-enter. Its mandatory that the owner/agent show this notice to PG&E or they will leave the property and reschedule to come back out to the structure once that notice is made available to them. Electricity will remain on.

The utmost care will be taken during fumigations to avoid any possible roof or plant damage. However, in the case of brittle wood shingles or tiles, there is always the possibility of some breakage. Where climbing plants and vines must be detached from the buildings or trellises removed, damage may be unavoidable. Plants that are too close to the structure to allow proper sandbagging of the tarps may be damaged. We can assume NO responsibility for damage resulting from these conditions.

This building will be fumigated with poisonous gases. All persons and animals MUST vacate the premises when the fumigation crew arrives. Under NO circumstances can anyone enter the structure until the fumigation company's notice is posted giving the time and date for safe re-entry. Fumigation cannot commence without a signed notice 'Occupants Fumigation Notice' in fumigators possession which will be sent out once fumigation date has been scheduled and will have any additional notes as to the prep work which must be done prior to the fumigation date by OCCUPANT. Should you have any questions regarding fumigation, please contact our office at (408) 995-6300 or the fumigation company. If within 24 hours you experience symptoms of dizziness, headache, nausea, reduced awareness, slowed movement, garbled speech or difficulty in breathing, leave the structure immediately and seek medical attention by contacting your physician or Poison Control Center (800-876-4766) and notify your pest control company. The warning agent, chloropicrin, can cause symptoms of tearing, respiratory distress and vomiting. Entry into the space during fumigation can be fatal!

# ANTIQUE TERMITE, INC

Page 12 of 13 inspection report

104	Amanda Lane	Los Gatos	CA	95032
Address of Property Inspected		City	State	ZIP
05/15/2024	10558			
Date of Inspection	Corresponding Report No.			Escrow No.

**FACT SHEET FOR VIKANE (SULFURYL FLUORIDE):** In the interest of Dow Elanco's commitment to product stewardship, this fact sheet is intended to provide basic information and how it is used. If you have additional questions about Vikane or the procedures described, call the Dow Elanco Customer Information Services at 1-800-352-6776. Sulfuryl Fluoride is a gas and can potentially enter your body through inhalation. Because it is a gas, it does not stay on dry surfaces, therefore, there is no exposure from touching treated surfaces. Regarding nervous system and respiratory irritation, over exposure to high levels of Sulfuryl Fluoride can result in nose and throat irritation and nausea. At high concentrations (such as those used during the fumigation), can cause excess fluid in the lungs, sleepiness, pneumonia, and convulsions. These symptoms would be expected to appear within 8 hours after such exposure. In the unlikely event that you experience these symptoms in a building that has been recently fumigated, you should leave immediately. Consult your physician and call the pest control company to have your building re-tested. Additional studies indicate Sulfuryl Fluoride has not been shown to cause birth defects in pregnant animals exposed under experimental conditions. In addition, current studies have demonstrated there are no mutagenic or genotoxic effects caused by exposure to Sulfuryl Fluoride.

**WHY BUILDINGS ARE FUMIGATED:** Insects that feed or tunnel into the wood can seriously damage houses, apartments, and other dwellings or structures. Each year termites or other wood destroying insects damage approximately 2 million homes. Depending on the extent or location of the infestation, fumigation is the only total control method proven to eliminate certain infestations of wood destroying insects.

**HOW BUILDINGS ARE FUMIGATED:** Because Vikane is a gas, prior to fumigation the structure is completely sealed. This serves to contain Vikane in the building so it can penetrate wood thoroughly and eliminate the pests. Depending on the construction of the building, the doors and windows may be sealed with tape and a plastic sheet, or the structure may be covered with a tarp. The building will remain sealed for 4 to 72 hours depending on the specifics of the job. Warning signs are posted around the building-notifying people to keep out. After the tarp is removed, a professional fumigator will aerate the structure by opening the doors and windows. Fans may also be used to clear out the building. Once the building has been thoroughly aerated, the fumigator is required to measure the level of any fumigant remaining in the living space to ensure it is below the established safe re-entry concentration. Your building should not be cleared for re-occupancy until it is safe to enter. The fumigator will post a notice on your building indicating the day and time for re-entry. Structures can be occupied only when the concentration is 5 parts per million or less (this represents a margin of safety – laboratory animals have been exposed to 100 parts per million for 2 weeks with no adverse effects). Because Vikane is a true gas and not a vapor, aeration is rapid. Recent studies demonstrated that in most structures levels are less than 1 part per million within 6 hours of clearing and have no detectable levels of Vikane with 24 hours after the start of Aeration. Sulfuryl Fluoride is a colorless, odorless gas, so a warning agent is added to the building, which causes watery eyes and a scratchy throat. If you experience these symptoms in a structure that has been recently fumigated, you should leave immediately and call the pest control company to have your building re-tested.

## SAFETY PRECAUTIONS AND HOMEOWNER PREPARATION:

- \* Discuss the treatment program in advance with your pest control company so you fully understand what will be done and what you need to do.
- \* Carefully follow the instructions you are given about what items you are to remove from your building.
- \* If you are interested or concerned, you should ask your fumigation company to show the records of how your building was aerated before it was cleared for re-entry.
- \* Call DowElanco Customer Service at 1-800-352-6776 if you need additional information or have questions concerning the product.

**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

# ANTIQUE TERMITE, INC

Page 13 of 13 inspection report

104	Amanda Lane	Los Gatos	CA	95032
Address of Property Inspected		City	State	ZIP
05/15/2024	10558			
Date of Inspection	Corresponding Report No.		Escrow No.	

when the state finds that based on scientific evidence, there are no appreciable risks weighted by the benefits. The degree of risk depends on the degree of exposure, so exposure should be minimized.

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

The following list of chemicals may be used by Antique Termite, Inc. in the treatment of the above mentioned property:

Chemical Name // Manufacturer Name // Active Ingredients

- [ ] Cy-Kick // Cy-Kick/Whitmire Micr-Gen // Cyfluthrin
- [ ] Tim-Bor // US Borax & Chemical Corp // Disodium Octaborate Tetrahydrate
- [ ] Termidor-HE // Termidor/BASF // Fipronil:Pyrazole
- [ ] Termidor Foam // Termidor Foam/BASF // Fipronil:Pyrazole
- [ ] Vikane // Dow AgroSciences // Sulfuryl Fluoride

For further information, contact any of the following:

Poison Control Center	(800) 222-1222
Agricultural Department	(408) 918-4600
Health Department	(408) 792-5040
Structural Pest Control Board	(916) 561-8700

2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815



## Antique Termite, Inc

155 Mast Street #107  
Morgan Hill CA 95037  
(408) 995-6300  
info@antiquetermite.com

Page 1 of 2

### WORK AUTHORIZATION

Report #: 10558

**No work will be performed until a signed copy of this agreement has been received.**

Address of Property : 104 Amanda Lane

City: Los Gatos

State/ZIP: CA 95032

The inspection report of the company dated, **05/15/2024** is incorporated herein by reference as though fully set forth.

The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of \$ \_\_\_\_\_. This total amount is due and payable within 30 days from completion repair work and/or chemical application.

#### THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, 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 roof.

#### THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

#### ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

#### NOTICE TO OWNER

Under the California Mechanics Lien Law, any structural pest control company which 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 or her 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 structural pest control company 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." Prime 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.

#### ITEMS

Prefix	Section I	Section II	Further Inspection	Other
1A		390.00		
1B	2,834.00			
1C	350.00			
1D	2,180.00			
1E	250.00			
1F	610.00			
1G		OTHERS		
1I		OTHERS		
1J		OTHERS		
7A			BID ON REQ	
8B	INCL. W/ 1B			

*L. R.*

Party of Interest:

Date:

Inspected By: Luis Rodriguez

Date: 05/17/2024

Contact Info:

Date:

**Antique Termite, Inc**

155 Mast Street #107  
Morgan Hill CA 95037  
(408) 995-6300  
info@antiquetermite.com

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**WORK AUTHORIZATION****Report #: 10558**

Prefix	Section I	Section II	Further Inspection	Other
8C	INCL. W/ 1C			
8D		OTHERS		
9A			BID ON REQ	
10A		OTHERS		
10B	OTHERS			
10C	410.00			
11A		OTHERS		
11B		OTHERS		
11C		OTHERS		
11D	910.00			
11E	INCL. W/ 1B			
11F	INCL. W/ 1C			
11G	490.00			
11H	910.00			
11I	OTHERS			
11J	490.00			
11K	INCL. W/ 11D			
11L	310.00			
11M	810.00			
11N		OTHERS		
11O	410.00			
Total:	10,964.00	390.00	0.00	0.00
<b>GRAND TOTAL:</b>	<b>11,354.00</b>			

Party of Interest:	Date:	Inspected By: Luis Rodriguez	Date: 05/17/2024
Contact Info:	Date:		



## INVOICE / STATEMENT

### Antique Termite, Inc

155 Mast Street #107  
Morgan Hill CA 95037  
(408) 995-6300  
info@antiquetermite.com

Date: 05/17/2024

Report Number: 10558

Invoice Number: 10558-1

Escrow Number:

Property 104 Amanda Lane  
Inspected: Los Gatos, CA 95032

Bill To: Dcalamul Real Estate, Inc.  
112 Amanda Lane  
Los Gatos, CA 95032

Inspection: \$	275.00
<b>Invoice Total: \$</b>	<b>275.00</b>
Payments: \$	275.00
<b>Total Due: \$</b>	<b>0.00</b>

Description of Service

RETAIN THIS COPY FOR YOUR RECORDS

**THANK YOU FOR YOUR BUSINESS!**

CUT HERE

CUT HERE

CUT HERE



## INVOICE / STATEMENT

### Antique Termite, Inc

155 Mast Street #107  
Morgan Hill CA 95037  
(408) 995-6300  
info@antiquetermite.com

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Payments: \$	275.00
<b>Total Due: \$</b>	<b>0.00</b>

Description of Service

RETURN THIS COPY WITH REMITTANCE

**THANK YOU FOR YOUR BUSINESS!**