

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 275-105	Street Burnett Avenue	City Morgan Hill	ZIP 95037	Date of Inspection 10/24/2024	Number of Pages 7
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SOUTH BAY TERMITE
 P.O. BOX 32518
 SAN JOSE CA 95152
 (408) 262-9688 (408) 422-5355
 southbaytermite@yahoo.com
 Fax (408) 262-5833

Report # : 15563
 Registration # : PR6613
 Escrow # :
 CORRECTED REPORT

Ordered by: MICHELLE QUINTONG-REAL ESTATE AGENT GREEN VALLEY HOMES 4713 Greenleaf Court Unit B Modesto, CA 95356 United States	Property Owner and Party of Interest: MICHELLE QUINTONG-REAL ESTATE AGENT GREEN VALLEY HOMES 4713 Greenleaf Court Unit B Modesto, CA 95356 United States	Report sent to:
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

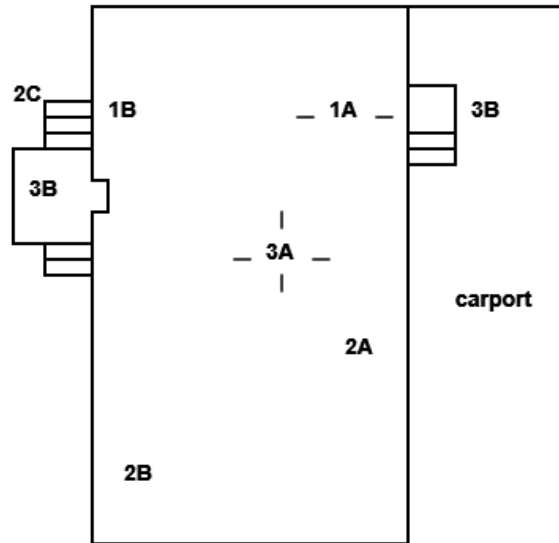
GENERAL DESCRIPTION: One story mobile home, furnished.	Inspection Tag Posted: WATER HEATER CLOSET Other Tags Posted:
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An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, 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.

Diagram Not To Scale



Inspected By: Florentino Vilorio
 State License No. FR47183
 Signature: *Florentino Vilorio*

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, 95815-3831.
 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) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (Rev. 04/2015)

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WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

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

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine 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 Contractor's State License Board.

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

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.

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.

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. 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.

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We RECOMMEND ALL ITEMS in our report BE COMPLETED. We assume no responsibility for infestations, infections or damage resulting from items not completed by this company.

Should the further inspection items noted in this report not be performed South Bay Termite, Inc., will assume no liability for any infestations or infection which may be concealed in these areas. If a complete certification is desired from this company, all Section I items would have to be completed.

It should be noted that this company does not do inspections on foundations as it is beyond the scope of our license. If a wood destroying pest or organism has caused damage directly resulted from the condition at the foundation then our report will indicate this. Otherwise, it is recommended for further information regarding the foundation. Interested parties should contact appropriate trades.

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

South Bay Termite, Inc. 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. If any of the wood repairs outlined in this report are done by others, an open inspection must be performed by this company if the appropriate certification is desired.

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

PLUMBING: If during the process of work recommended, any repairs, replacement or alterations to plumbing required, the owner must contact a licensed plumber who will need to coordinate with our service department to avoid any unnecessary delays. Hence, the owner will be responsible for any expenses incurred during this course of repair.

South Bay Termite, Inc. guarantees plumbing, grouting and caulking, resetting of commodes, resetting of enclosures, or floor coverings for 30 days, as these are owner maintenance areas.

A FEE SAME AS THE ORIGINAL INSPECTION FEE WILL BE CHARGED FOR EACH REINSPECTION REQUESTED and DUE AT THE TIME OF THE REINSPECTION. WHEN WORK IS DONE BY OTHERS, A REINSPECTION IS REQUIRED WHEN WALLS AND FLOORS ARE OPEN, IF CERTIFICATION FROM THIS COMPANY IS DESIRED. REINSPECTION WILL BE PERFORMED WITHIN FOUR MONTHS OF THE DATE OF THE ORIGINAL INSPECTION AND MAY REQUIRE AS LONG AS TEN DAYS TO BE MADE. THIS COMPANY CANNOT REINSPECT AND/OR CERTIFY CHEMICAL APPLICATIONS PERFORMED BY OTHERS.

Parties of interest to this property should be aware of Business and Professions Code #7028, #7044 and #7048 which states that it is illegal for an unlicensed person(s) to perform work on a property being sold. A person or persons performing work should be prepared to provide License #, Insurance coverage and Guarantees to other parties of interest.

South Bay Termite, Inc. has always strive to provide its customers with the safest and most efficient methods of pest control. Knowing that we deal with toxic materials, we keep ourselves educated so we can provide our customers with the best possible service results; and also so that we can use pesticides in the safest possible manner for our customers and ourselves.

In accordance with our sense of responsibility for the safety of our customers and employees, we ask that you read the following. 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 if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

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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 (telephone number listed below) and South Bay Termite, Inc. immediately.

For further information, contact any of the following:

South Bay Termite, Inc. -- (408) 262-9688

For Health Questions -- the County Health Department:

Alameda County (415) 540-3063

Contra Costa County (415) 646-2286

San Francisco County (415) 554-2500

San Joaquin County (209) 468-3420

San Mateo County (415) 363-4305

Santa Clara County (408)918-3400

For Application information - the County Agricultural Commissioner:

Alameda County (415) 670-5156

Contra Costa County (415) 646-5250

San Francisco County (415) 285-5010

San Joaquin County (415) 468-3300

San Mateo County (415) 363-4700

Santa Clara County (408)918-46001

For Regulatory Information - the Structural Pest Control Board: (916) 561-8700

2005 Evergreen St., Suite 1500, Avenue, Sacramento CA 95815-3831

Pesticides that will be used on your property during the course of our work are listed below.

The active ingredients are also listed.

Drywood Termites (Fumigation) -

___VIKANE; Sulfuryl Flouride with Chloropicrin as the warning agent.

Drywood Termites (Local Treatment) -

___Bora Care

___Cykick

___Termidor

___PRO CITRA-DL (d limonene)

___TIM-BOR; Disodium Octoborate Tetrahydrate

___Premise Foam

Subterranean Termites -

___Cykick

___Termidor

___PREMISE; Imidacloprid,1-[(6-Chloro-3-pyridinyl)-N-nitro-2-imidazolidinimine

___Bora Care

___TIM-BOR; Disodium Octoborate Tetrahydrate

Wood Destroying Beetles (Local Treatment) -

___Cykick

___Termidor

___Bora Care

___TIM-BOR; Disodium Octoborate Tetrahydrate

___PREMISE;Imidacloprid,1-[(6-Chloro-3-pyridinyl)-N-nitro-2-imidazolidinimine

Wood Destroying Beetles (Fumigation)-

___Vikane; Sulfuryl Flouride with Chloropicrin as the warning agent

WE GUARANTEE CHEMICAL TREATMENTS DONE BY THIS COMPANY FOR ONE YEAR AND FUMIGATION DONE BY THIS COMPANY FOR THREE YEARS FROM THE DATE OF COMPLETION. WE GUARANTEE WATER DAMAGE REPAIRS FOR THIRTY (30) DAYS FROM THE DATE OF COMPLETION. WE CANNOT GUARANTEE WORK DONE BY THE OWNERS OR THE OWNERS AGENT. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS OR

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CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

PRICES QUOTED WITH THIS REPORT REFLECT SOUTH BAY TERMITE CONTROL COMPLETING ALL ITEMS LISTED. IF ONLY SELECTED ITEMS ARE COMPLETED BY SOUTH BAY TERMITE CONTROL, THE PRICES MAY VARY.

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.

“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 SOUTH BAY TERMITE's bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company, SOUTH BAY TERMITE will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.”

Standard grade tile is stock, 4" wall tile at maximum price of \$2.00 a square foot. Any deco strips or designs are at additional charges.

Our bid for linoleum is based on Standard Grade Material. Any upgrade material would be at additional charge. Standard is \$7.50 per yard.

Standard grade FLOOR TILE is any stock FLOOR TILE, not to exceed \$3.00 a foot. Any designs or deco tiles will be at an extra charge. Upgrade tile is to be paid upon completion of order.

INACCESSIBLE AREAS, PLEASE READ

It is common in occupied homes for there to be toiletries, etc., found underneath kitchen and bathroom sinks. This makes a total inspection of this area impossible. We have made a visual inspection. If at a later date items are moved and any infestations or infections are found, this company will issue a report for an additional fee, with additional findings, recommendations and costs. (THIS AREA IS CLASSIFIED AS INACCESSIBLE FOR TOTAL INSPECTION.)

AREAS NOT INSPECTED, PLEASE READ (FURNISHED, OCCUPIED STRUCTURE)

This is a report of an inspection for wood destroying pests to a furnished, occupied structure. Some areas of the structure are inaccessible for inspection due to furnishings, appliances, floor covering and stored personal property. We did not inspect areas immediately under furnishings, appliances or carpets. We did not inspect inside finished walls or ceilings. Inspection of these areas are not practical. Our inspection does not include inspection of the electrical, plumbing, heating, or mechanical systems of the structure. We did not inspect the wooden roof covering. Our inspection will not detect building code violations. If any information is desired about any of these areas, a company who makes home and roof 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. This Wood Destroying Pests & Organism Report does not include mold or any mold like conditions. No reference will be made to mold or mold like conditions. 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.

The subfloor is insulated below the structure. There is no evidence of any infestation in these areas; however, this insulation could possible conceal infestations. We assume no responsibility for any infestations concealed by this insulation.

“NOTICE: The charge for service that this company subcontracts to another person or entity 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.”

A separated report has been 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 of such was

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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 I:

1A - Section I

FINDING: There is a medium 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 I Item****

1B - Section I

FINDING: Fungus damage, noted as 1B on the diagram, was found to the siding.

RECOMMENDATION: Remove and replace the damaged wood members. This company does not paint.

****Section I Item****

SECTION II:

2A - Section II

FINDING: There is no shower curtain or shower enclosure in hall bathroom. This could allow water to be splashed onto the floor, which can subsequently damage the floor.

RECOMMENDATION: Supply and install a new safety glass enclosure.

****Section II Item****

2B - Section II

FINDING: Water stains at the front bedroom ceiling noted as 2B on the diagram. It was not possible to determine if stains were from past or present leakage.

RECOMMENDATION: This Company does not certify roofs. We recommend owner to contact licensed contractor if further inspection of roof is desired.

****Section II Item****

2C - Section II

FINDING: Exterior wood members are noted as weathered, 2C on the diagram.

RECOMMENDATION: Owner to maintain all exterior wood members in a water tight fashion (paint, caulk, etc.).

****Section II Item****

FURTHER INSPECTION:

3A - Further Inspection

FINDING: The subfloor is insulated below the structure. This insulation could possibly conceal infestations. Further inspection recommended.

RECOMMENDATION: Remove the insulation, inspect the wood members and issue a supplemental report listing all findings, recommendations and bids. Re-install the insulation where removed.

****Unknown Further Inspection****

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3B - Further Inspection

FINDING: No access to subarea under stairway and/or deck, 3B on the diagram.

RECOMMENDATION: Install an access vent to the area beneath the stairway to allow for an inspection. After access vent is installed, this company will inspect the area and issue a supplemental report. An additional charge will be made for this inspection.

****Unknown – Further Inspection****

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.



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SAN JOSE CA 95152
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WORK AUTHORIZATION

Report #: 15563

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

Address of Property : 275-105 Burnett Avenue
City: Morgan Hill
State/ZIP: CA 95037

The inspection report of the company dated, **10/24/2024** 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	200.00	0.00	0.00	0.00
1B	375.00	0.00	0.00	0.00
2A	0.00	OTHERS	0.00	0.00
2B	0.00	ROOFER	0.00	0.00
2C	0.00	OTHERS	0.00	0.00
3A	0.00	0.00	UNKNOWN F/I	0.00
3B	0.00	0.00	UNKNOWN F/I	0.00
Total:	575.00	0.00	0.00	0.00
GRAND TOTAL:	575.00			

Signature _____ Date _____ Access: _____

Printed Name _____ Phone Number _____ Vacant: Yes No



INVOICE / STATEMENT

SOUTH BAY TERMITE
P.O. BOX 32518
SAN JOSE CA 95152
(408) 262-9688 (408) 422-5355
southbaytermite@yahoo.com
Fax (408) 262-5833

Date: 10/24/2024
Report Number: 15563
Invoice Number: 15563-1
Escrow Number:

Property 275-105 Burnett Avenue
Inspected: Morgan Hill, CA 95037

Bill To: MICHELLE QUINTONG-REAL ESTATE AGENT
GREEN VALLEY HOMES
4713 Greenleaf Court Unit B Modesto, CA 95356
CA United States

Inspection: \$	300.00
Invoice Total: \$	300.00
Payments: \$	0.00
Total Due: \$	300.00

Description of Service
Termite inspection.

RETAIN THIS COPY FOR YOUR RECORDS
THANK YOU FOR YOUR BUSINESS

CUT HERE

CUT HERE

CUT HERE



INVOICE / STATEMENT

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P.O. BOX 32518
SAN JOSE CA 95152
(408) 262-9688 (408) 422-5355
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GREEN VALLEY HOMES
4713 Greenleaf Court Unit B Modesto, CA 95356
CA United States

Inspection: \$	300.00
Invoice Total: \$	300.00
Payments: \$	0.00
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RETURN THIS COPY WITH REMITTANCE
THANK YOU FOR YOUR BUSINESS