

## Att 6 - Property Report

# Inspection Report

**Adrian Russell****Property Address:**

22 De Sabla Road & 29 Baytree Way  
San Mateo CA 94402

**PCA Inspections****Patrick Emmett**

1738 Union Street, Suite 201  
San Francisco, CA 94123-4425

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## General Info

**Property Address**

22 De Sabla Road & 29 Baytree Way  
San Mateo CA 94402

**Date of Inspection**

2/11/2022

**Report ID**

132050

**Customer(s)**

Adrian Russell

**Time of Inspection**

09:00 AM

**Real Estate Agent**

## Inspection Details

**In Attendance:**

Seller

**Property Type:**

Single Family (2 story)

**Occupancy of Building:**

Occupied

**Weather:**

Clear

## Comment Key & Definitions

### Introduction

An inspector is a generalist and not an expert in every trade or specialty. The purpose of an inspection is to cite general conditions of the major systems that indicate a need for repair or replacement. When the inspector recommends repair or replacement, it is done after a brief, general examination of each of hundreds of items covered by our service. The determination of costs or appropriate corrective action must be left to the professionals retained for the detailed evaluation and repair.

The inspector has inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA). A copy of the CREIA standards is available upon request or on the CREIA web site. The following report is an overview of the conditions observed.

In this report, there may be specific references to areas and items that were inaccessible. The inspector can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

**Inspected (IN)** = The inspector visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = The inspector did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Re-inspections are only performed on items that were not accessible at the time of the original inspection or items that were not examined because the utilities were shut off. Should repairs be necessary, the inspector recommends that repairs be made by certified contractors to assure the work complies with the applicable law, including governmental permit, inspection and approved requirements. The inspector recommends the buyer request and obtain all receipts from sellers for repairs performed by any person, including a written statement indicating the date of repairs. The inspector further recommends the seller be asked to provide copies and statements of all such work to serve as final verification of proper installation or repair of the cited condition.

The inspector makes no representations as to the extent or presence of code violations, nor does PCA Inspections warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department. Be advised that this is not a code compliance inspection. The nature of the building, plumbing and electrical codes is that they are constantly being changed, and compliance to these codes is a function of when the cited work was completed and whether it was done by a certified and licensed contractor. Be advised that this is a visual examination searching for significant anomalies, and not for items that are considered to be part of a routine maintenance program. If there is any question regarding such work, the inspector advises questioning the current owner in this regard.

There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. PCA Inspections suggests that any interested party or their agent review all appropriate public records. Be advised that our recommendations for repair or replacement are made for information only and are not intended to suggest whether action should be taken on the cited condition. The inspector has listed items at the end of this report that are, in our opinion, major systems having significant non-performance issues. **This written report supersedes all verbal information and should be considered as our final conclusions in regard to the condition of the property.**

PCA Inspections recognizes that this inspection is for the owner/seller of the property with the possible intention of distributing this report to potential buyers. It is always recommended for a potential buyer to have their own inspection performed on the building before the close of escrow. This report is based on the conditions of the building at the time of the inspection. The conditions of this building and its components can change as this report ages. No third party, such as a potential buyer(s), should solely rely on this report and any information stated in it without talking directly with the inspector that performed this inspection about the conditions observed during the inspection. PCA Inspections offers free phone consultations with any potential buyer(s). For a reduced fee, PCA Inspections can return to the property and perform a walk-through inspection of the building with any potential buyer(s) and review any comments made within this report.

## 1. Site Condition and Exterior Components

The evaluation of the site conditions was performed in accordance with CREIA standards of practice. This includes the identification of such as property grade, driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, and balconies. The evaluations of detached structures, such as storage sheds and stables is excluded from the scope of the inspection. The inspector does not water test or evaluate subterranean site drainage systems, irrigation systems or any mechanical or remotely controlled components, such as driveway gates. Also, the inspector does not evaluate any landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and ornamental or decorative lighting. Similarly, the inspector does not comment on surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be readily apparent to the average person.

The evaluation of the exterior of the building was performed in accordance with CREIA standards of practice. This includes the identification of wall cladding, and an evaluation of common components, fascia and trim, doors, windows, lights, and receptacles. The inspector does not comment on surface coatings or cosmetic deficiencies and the wear and tear associated with usage or the passage of time that would be readily apparent to the average person.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR Items**

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### 1.0 Grading & Drainage

**Underground Drainage System:** Yes

**Adjacent Surface Grade:** Flat

**Adequate Surface Drainage:** Yes

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### 1.1 Driveways, Walkways, and Patios

**Comments:**

One or more cracks were noted in the driveway, walkway, and/or patio.



1.1 Item 1(Picture)

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### 1.2 Stoops and Porches

**Stoop/Porch Support Structure:** Concrete & Masonry, Wood

**Comments:**

There was dry rot noted at the subfloor underneath the back porch of 22 De Sabla. This condition may worsen over time if not properly addressed. Recommend the dry rot be repaired.

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### 1.3 Retaining Walls

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### 1.4 Vegetation

**Attached Invasive Foliage:** None

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### 1.5 Fences and Gates

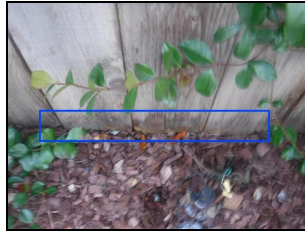
**Comments:**

**IN NI NP RR Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## IN NI NP RR Items

The fence at the back and front of the property has dry rot. Recommend it be repaired or replaced.



1.5 Item 1(Picture)



1.5 Item 2(Picture)

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**1.6 Wall Cladding/Siding & Trim**

**Siding Material:** Stucco

**Exterior Recently Painted:** Unknown

**Cladding Defects and Damage:** None Observed

**Comments:**

(1) The exterior wood trim had minor dry rot and/or was damaged at the garage. This condition can cause further deterioration of the trim, siding and framing if not properly repaired and sealed. Recommend this be further evaluated by a qualified licensed contractor.



1.6 Item 1(Picture)

(2) All exterior penetrations and holes should be properly sealed to prevent water infiltration and infestation by animals and pests.



1.6 Item 2(Picture)

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**1.7 Eaves, Soffits, and Associated Trim**

**Eave Defects and Damage:** None Observed

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**1.8 Downspouts**

## IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## IN NI NP RR Items

**Comments:**

The downspout located at the back of the building is bent and less than half the original diameter. This can cause the downspout to get blocked by debris. Recommend this be repaired.



1.8 Item 1(Picture)

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**1.9 Doors and Windows (exterior)****Comments:**

(1) The door at the back of the property was missing. This may lead to unwanted pest infestation. Recommend the door be replaced.



1.9 Item 1(Picture)

(2) The back screen door for 29 Baytree was damaged. Recommend this be repaired or replaced.



1.9 Item 2(Picture)

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**1.10 Hose Bibs**

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**1.11 Exterior Electrical (Receptacle Outlets & Exterior Lighting)**

Receptacle Outlet Back at Property: Yes

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**1.12 Other****Comments:**

## IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR Items**

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An irrigation system at one or more areas around the property. It is beyond the scope of this inspection to inspect or test its operation or efficiency. If this is a concern, recommend having the system evaluated by a qualified professional.



1.12 Item 1(Picture)

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**IN NI NP RR Items**

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The exterior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interests in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Kitchen Components and Appliances

The evaluation of kitchens and appliances conforms to CREIA standards of practice. The inspector tests kitchen appliances for their functionality, but does not evaluate them for their performance or settings or cycles. Appliances older than ten years may well exhibit decreased efficiency. The inspector does not inspect free-standing appliances, like portable microwaves, ovens, and refrigerators. Built-in refrigerators and trash-compactors are not included in this inspection. Instant hot-water dispensers, water purifiers, grills or rotisseries, timers, clocks, thermostats, and the self-cleaning capability of ovens are not evaluated. Concealed or countertop lighting is often installed after the initial construction, and cannot always be verified as wired to national standards.

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**IN NI NP RR Items**

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### 2.0 Counters and a Representative number of Cabinets

**Oven Energy Supply:** Electric

#### Comments:

(1) One of the kitchen cabinets for 22 De Sabla were loose. Recommend this be repaired.



2.0 Item 1(Picture)

(2) The grout and/or sealant around the kitchen sink for 29 baytree bathroom shower or tub has begun to deteriorate and/or is missing. Recommend this be repaired to prevent water damage.

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### 2.1 Sink & Garbage Disposal

#### Comments:

There were not immediate shut off valves for the kitchen sink in 22 De Sabla. This may make it difficult to shut off the water to the sink for future repairs. Recommend this be corrected.



2.1 Item 1(Picture)

**IN NI NP RR Items**

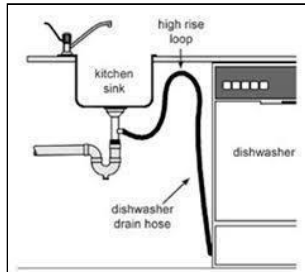
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## IN NI NP RR Items

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**2.2 Dishwasher****Comments:**

(1) The dishwasher drain line in 29 Baytree did not have a high loop. This helps prevent waste water backing up into the dishwasher and contamination of the water supply. Recommend this be corrected.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

(2) The shut off valve for the dishwasher in 29 baytree was stuck. This may affect the ability to shut off the water to the dishwasher. Recommend the valve be properly adjusted.



2.2 Item 3(Picture)

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**2.3 Oven Range, Cooktop & Hood**

**Oven Anti Tip Device Attached Installed: No**

**Comments:**

(1) There was no anti tip device installed behind the oven/range. This device prevents the oven appliance from tipping over if excess force or weight is applied to the open oven door and could be a safety hazard. Recommend installing an anti tip at the back of the oven.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

## IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## IN NI NP RR Items

(2) The fan in the kitchen of 29 Baytree did not turn on. Recommend this be repaired.



2.3 Item 3(Picture)

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**2.4 Built-In Microwave**

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**2.5 Refrigerator**

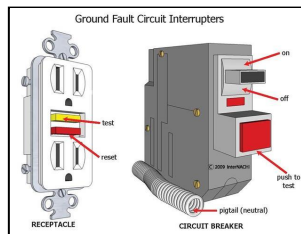
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**2.6 Ground Fault Circuit Interrupter (GFCI) & Lights****Comments:**

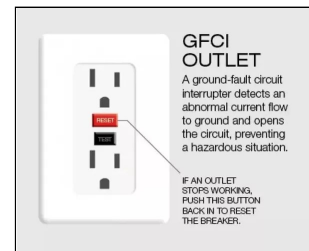
There were one or more receptacle outlets in the kitchen for 22 De Sabla that were not GFCI protected. Current building standards require kitchen receptacle outlets that serve countertop surfaces to be GFCI protected. This could be a shock hazard. Recommend replacing all unprotected outlets with GFCI outlets.



2.6 Item 1(Picture)



2.6 Item 2(Picture)



2.6 Item 3(Picture)

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**2.7 Ceiling, Walls, & Flooring**

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**2.8 Clothes Washer & Dryer (ex: water & waste connections, fuel or power supply, dryer venting, etc.)**

**Dryer Power Source:** Electric

**Clothes Washer Drain Pan:** No

**Comments:**

The dryer vent for 29 Baytree was not properly terminated and/or protected on the exterior of the building. This condition could make the building more susceptible to water infiltration and/or pest infestation. Recommend having a dryer wall cap installed and/or properly sealing around the penetration.

## IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR Items**

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2.8 Item 1(Picture)

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**IN NI NP RR Items**

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The kitchen was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture, appliances, personal items and inspecting behind furniture, under rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Bathrooms

The evaluation of bathrooms conforms to CREIA standards of practice. The inspector tests plumbing fixtures for functional flow in accordance with generally accepted practices. The inspection includes testing a representative number of windows and doors, light switches and receptacles. The inspector does not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets. The evaluation of specialty systems such as floor heating systems, steam showers, saunas, jetted tubs, etc are excluded from the scope of work of this inspection.

It is beyond the scope of a general property inspection to flood/leak-test shower pans. This area is the specific responsibility of the WDO inspector. Be advised, many WDO inspectors will not flood test shower pans installed over finished areas. This is because the tests are inconclusive and due to the possibility of water damage. Please refer to the WDO report for specific information on this issue. No opinions are offered as to the conditions within concealed or inaccessible areas.

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**IN NI NP RR Items**

☒ ☐ ☐ ☐ **3.0 Counters & Cabinets**

☐ ☐ ☐ ☒ **3.1 Plumbing Fixtures**

**Comments:**

The sink for the downstairs bathroom in 22 De Sabla was leaking at the faucets. Recommend this be repaired.



3.1 Item 1(Picture)

☒ ☐ ☐ ☐ **3.2 Sink Drains**

**Leakage Under Sink:** No

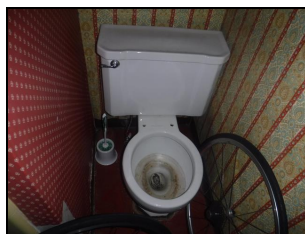
**Sink Defect:** None Found

☐ ☐ ☐ ☒ **3.3 Toilets and Angle Stop Valves**

**Loose Toilet:** No

**Comments:**

The water for the downstairs toilet was turned off. As a result the toilet was unable to be tested. If this is a concern, recommend the water for the toilet be turned on and the toilet tested before the close of escrow.



3.3 Item 1(Picture)

**IN NI NP RR Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

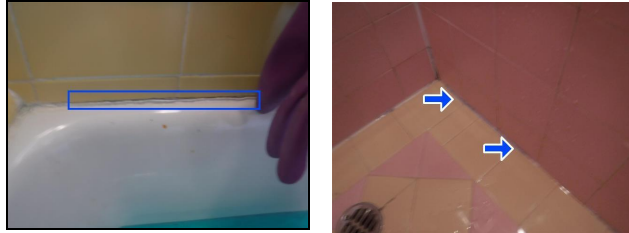
**IN NI NP RR Items**

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**3.4 Showers and Tubs****Tub/Shower Defects: Sealant/Grout Deteriorated****Comments:**

(1) The grout and/or sealant around the hallway bathroom shower or tub for 22 De Sabla and 29 Baytree has begun to deteriorate and/or is missing. Recommend this be repaired to prevent water damage.



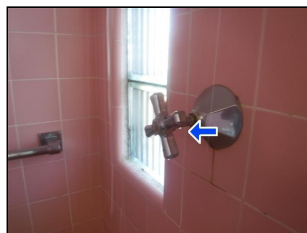
3.4 Item 1(Picture)

(2) The shower door for the bathroom in 22 De Sabla did not close properly. Recommend this be repaired.



3.4 Item 3(Picture)

(3) The bathroom shower for 22 De Sabla leaked from the faucet. Recommend the fixture be properly adjusted.



3.4 Item 4(Picture)

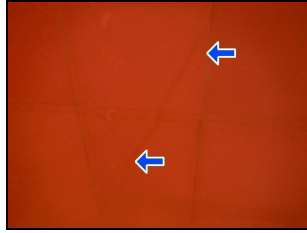
(4) There was a crack in one or more of the shower tiles in the bathroom for 29 Baytree. This may leave the sub floor susceptible to water intrusion. Recommend this be repaired.

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**IN NI NP RR Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

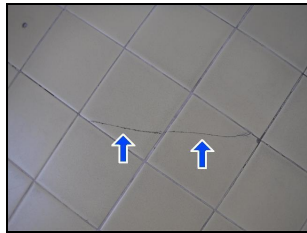
## IN NI NP RR Items



3.4 Item 5(Picture)

☐ ☐ ☐ ☒
**3.5 Ceiling, Walls, & Flooring****Comments:**

One or more cracked floor tiles were noted in the bathroom for 22 De Sabla. This may lead to water intrusion into the subflooring. Recommend replacing or sealing the cracked tiles.



3.5 Item 1(Picture)

☐ ☐ ☐ ☒
**3.6 Lights, Exhaust Fans, and Windows****Comments:**

One or more lights in the downstairs bathroom did not turn ON.



3.6 Item 1(Picture)

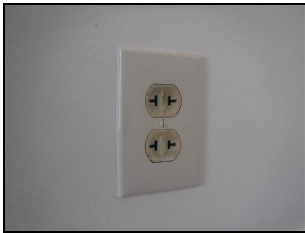
☐ ☐ ☐ ☒
**3.7 Ground-Fault Circuit Interrupter (GFCI)****Comments:**

One or more receptacle outlets in the bathroom for 22 De Sabla are not Ground-Fault Circuit (GFCI) protected or are not marked as being protected. Current building standards require bathroom receptacle outlets to be GFCI protected. This could be a shock hazard. Recommend replacing all unprotected outlets with GFCI outlets.

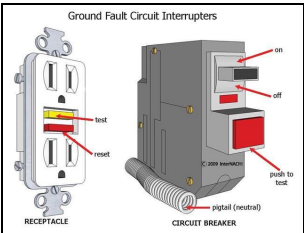
## IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items



3.7 Item 1(Picture)



3.7 Item 2(Picture)

IN NI NP RR Items

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The evaluation of bathrooms conforms to CREIA standards of practice. The inspector tests plumbing fixtures for functional flow in accordance with generally accepted practices. The inspection includes testing a representative number of windows and doors, light switches and receptacles. The inspector does not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets. The evaluation of specialty systems such as floor heating systems, steam showers, saunas, etc are excluded from the scope of work of this inspection.

It is beyond the scope of a general property inspection to flood/leak-test shower pans. This area is the specific responsibility of the WDO inspector. Be advised, many WDO inspectors will not flood test shower pans installed over finished areas. This is because the tests are inconclusive and due to the possibility of water damage. Please refer to the WDO report for specific information on this issue. No opinions are offered as to the conditions within concealed or inaccessible areas.

The bathroom(s) were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture, appliances, personal items, and inspecting behind furniture, under bath mats or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Interior

In accordance with CREIA standards of practice, the inspection of living rooms, family rooms, dinning rooms, hallways, stairways, and other common areas includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and receptacles. The inspector evaluates windows for basic operation and attempt to confirm that at least one widow, exterior door, etc are capable of facilitating an emergency exit or egress. The inspector does not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets. The inspector may not comment on issues that appear cosmetic in nature. The inspector may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are generally a consequence of movement, such as wood shrinkage, settling and or seismic activity. Such cracks will often reappear over time, particularly if they are not properly repaired.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

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### 4.0 Smoke Alarms & Carbon Monoxide Detectors Present

Smoke Alarm: Yes

#### Comments:

One or more of the smoke alarms in 29 Baytree were a yellowish color. This can be an indication that the smoke alarm(s) are at the end of its expected life span of approximately 10 years. Recommend having these smoke alarm replaced.



4.0 Item 1(Picture)

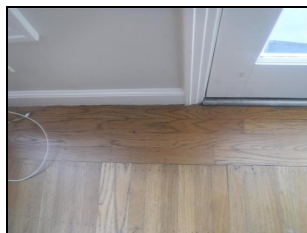
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### 4.1 Ceiling, Walls, & Flooring

Wall and Ceiling Stains Observed: No

#### Comments:

(1) There was deflection noted in the wood flooring at the back door of 29 Baytree. If this is a concern, recommend the floor be further evaluated by a qualified contractor.



4.1 Item 1(Picture)

(2) One or more rooms and/or closets contained personal items (ex: furniture, pictures, clothing, boxes, etc.) which blocked the view of this inspection. If this is a concern, recommend having the items moved and have the space re-inspected before the close of escrow.

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### 4.2 Doors & Windows (Representative Number)

#### Comments:

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR Items**

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(1) One or more of the window latches throughout the property were missing and/or damaged. Recommend this be repaired.



4.2 Item 1(Picture)



4.2 Item 2(Picture)

(2) The dead bolt to the front door of 29 Baytree did not properly latch when closed. Recommend this door be properly adjusted.



4.2 Item 3(Picture)

(3) One or more windows throughout the property were stuck shut. Recommend the window(s) be properly adjusted.



4.2 Item 4(Picture)

(4) There were several window cranks missing throughout the property. This may be due to child safety. If this is a concern recommend contacting the current owner for further information.



4.2 Item 5(Picture)



4.2 Item 6(Picture)



4.2 Item 7(Picture)

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**IN NI NP RR Items**

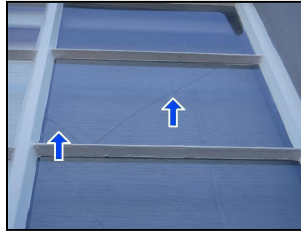
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## IN NI NP RR Items

(5) One or more window throughout the property were cracked. Recommend this be repaired.



4.2 Item 8(Picture)



4.2 Item 9(Picture)

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**4.3 Outlets, Switches, Fixtures, & Lights**

**Adequate Number of Receptacle Outlets:** Yes

**Non-Grounded 3-Prong Receptacle Outlet:** Yes

**Comments:**

(1) This building appears to be constructed prior to the requirement that electrical circuits include a ground connection. There were a number of receptacles installed that had modern three plug receptacle outlets that did not have a ground wire. This can falsely imply that the appliance and electrical systems are grounded. Recommend either 1.) labeling the outlets as not being ground protected; 2.) switch to two prong receptacle outlets 3.) install Ground Fault Circuit Interrupter (GFCI) receptacle outlets; or 4.) update the wiring system to current standards. It is always encouraged to upgrade the electrical installation to meet current standards and have a qualified electrical contractor evaluate the system and make appropriate recommendations.



4.3 Item 1(Picture)

(2) There are one or more cover plates missing on light switches, receptacle outlets, and/or junction boxes in the bedroom of 29 Baytree. This is a safety hazard. Recommend this be corrected.



4.3 Item 2(Picture)

(3) The electrical receptacle outlet in the dining room of 29 Baytree was loose. Recommend the receptacle outlet be properly tightened or replaced.

## IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

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4.3 Item 3(Picture)

(4) The dimmer switch for the dining room lights in 22 De Sabla did not work. Recommend this be repaired.



4.3 Item 4(Picture)



4.3 Item 5(Picture)

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**4.4 Steps, Stairs, Interior Balconies, and Railings**

**Comments:**

The handrail for the stairs in 22 De Sabla was loose. This is a safety hazard. Recommend the handrail be properly tightened.

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The interior of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Electrical System

The evaluation of the electrical system was performed in accordance with CREIA standards of practice. These standards include identifying the type and capacity of the service, evaluating panels, overcurrent protection, wiring, electrical grounding, and testing a representative number of light switches and receptacles. The evaluation of low-voltage systems, such as telephone, cable, computer network, security, etc. are excluded from the scope of this inspection. Older systems will generally not conform to current standards or provide the same degree of service and safety. The inspector is a generalist and not specialist. The inspector does not perform load-calculations to determine if the supply meets the demand of the dwelling. The covers on receptacles or junction boxes were not removed as part of this inspection. It is important that any service recommendations and/or recommended upgrades be further evaluated by qualified specialists before the removal of transaction inspection contingencies. Further evaluation by a qualified specialist will provide information, price quotes and may well identify additional defects and/or recommend further upgrades, the scope and price of which, could effect your evaluation of the property.



Sub-Panel



Main Service Panel



Main Service Panel

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR Items**

☒ ☐ ☐ ☐ **5.0 Electrical Service Entrance, Service Drop, & Service Conductors**  
**Electric Turned ON:** Yes

☒ ☐ ☐ ☐ **5.1 Main Service Panel, Subpanels, & Other Disconnects**  
**Main Disconnect Location:** Outside, Next to Meter  
**Electric Panel Manufacturer:** CUTLER HAMMER  
**Sub-Panel Location:** Garage  
**Panel Labeling:** Yes

☒ ☐ ☐ ☐ **5.2 Over Current Protection Devices (ex: circuit breakers & fuses)**  
**Over Current Protection Type:** Fuses  
**Over Current Protection Defect(s):** None Observed

### Comments:

The main and sub panels had fuses as overcurrent protection devices rather than the more modern circuit breakers. The panel and installed fuses are in serviceable condition. If a fuse detects current above the label amps, the fuse should blow and will need to be replaced. Please note this panel design is associated with having fewer receptacle outlets than current standards and does not have modern safety features, such as ground-fault circuit interrupters (GFCIs) or arc-fault circuit interrupters (AFCIs). It is recommended to modernize these types of panels and associated electrical wires as upgrades and renovations are undertaken.

☐ ☐ ☐ ☒ **5.3 Service Grounding System**  
**Grounding Electrodes:** No Grounding Equipment Found

### Comments:

No grounding equipment (ex: grounding electrodes conductors or grounding electrodes) were found or confirmed during the inspection. Current standards require at least two grounding

**IN NI NP RR Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

electrodes. Recommend the service grounding system be further evaluated and updated to current standards by an qualified licensed electrician.

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5.4 Circuit Wiring

Wiring Methods: Active Knob and Tube

Comments:

Please note that cloth covered knob and tube wiring was found in the attic of the building and registered electricity. This system is old and does not have the safety protections that newly installed electrical systems have. In addition, this type of wiring may make it more difficult and/or more expensive to get home owners insurance policy from some carriers. Recommend consulting with an insurance professional about coverage options and considering rewiring the building as renovations and improvements are made to the building.



5.4 Item 1(Picture)

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The electrical system of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Plumbing System

The plumbing and fuel gas systems were evaluated in accordance with CREIA standards of practice. The plumbing system includes fixtures, potable water supply pipes, and drain, waste and vent pipes. Fuel gas piping distribution systems are addressed here as well. Testing ancillary equipment such as water filtration, softener, or fire sprinkler systems are excluded from this inspection.

The condition of the drain pipes is generally related to their age. As part of the inspection, the functional flow of fixtures and drains is observed. Most of the drain pipes are concealed, so the pipes condition can only be inferred by observing the draw at the fixtures. Blockages will occur at some point in nearly all systems. It is recommended that the main sewer line be video scanned to verify the condition of the pipes and to confirm that the dwelling is properly connected to the sewer system.

Much of the drain and water supply pipes are mostly concealed in the walls. In the case of slab foundations, portions are routed under the slab. It is possible that issues with the pipes may exist and go undetected for some time because they do not visually manifest themselves. This is a limited visual inspection and is not technically exhaustive. It requires a specialist and sophisticated equipment to test the hidden portions of these systems. Fixture shut-off valves, pressure regulators, pressure relief valves, etc. were not tested or operated. Water pressure and quality were not tested. Inspection of lawn sprinkler system is beyond the scope of this inspection and excluded from this report.

It is recommended that the historical water usage records for the property be obtained. Water consumption will obviously vary with the occupants' usage patterns and types of fixtures or systems installed, but the records may give clues to issues that might otherwise go undetected.



Gas Meters



Gas Shut-Off Valve



Gas Shut-Off Valve

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR Items**

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### 6.0 Water Supply Pipes, Connections, & Valves

**Water Service ON:** Yes

**Water Shutoff Valve Location:** Not Located

**Pressure Regulator Present:** None Found

**Plumbing Water Distribution (inside building):** Copper (where visible)

**Leakage from Water Supply Pipes:** None Observed

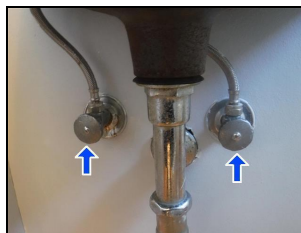
**Corrosion of Water Pipes:** None Observed

#### Comments:

(1) One or more of the shut off valves for the sinks in the bathroom were stuck. This may affect the ability to shut off the water to the sinks. Recommend the valves be properly adjusted.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

(2) The water shutoff valve was not located. It is important to locate this in the event of an emergency. Recommend asking the current owner for the location before the close of escrow.

**IN NI NP RR Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR Items**

(3) The wall and/or ceiling in the downstairs bathroom of 29 baytree had possible moisture stain (s). It is not possible to determine the exact cause of the stain(s) without further testing. Recommend asking the current owner about this condition and/or have the stains further investigated by a qualified professional.



6.0 Item 3(Picture)

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**6.1 Drain, Waste, and Vent Piping**

**Plumbing Waste & Venting (inside building):** Cast iron

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**6.2 Fuel Gas Supply Piping**

**Gas Turned ON:** Yes

**Fuel Pipe Properly Braced:** Yes

**Corrugated Stainless Steel Tubing (CSST):** Yes

**Comments:**

Please note yellow corrugated stainless steel tubing (CSST) was noted in the crawl space of 29 Baytree. Manufacturers of yellow CSST believe that yellow CSST is safer if properly bonded and grounded as required by manufacturer's installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor. Recommend the bonding of the CSST be further evaluated by a licensed electrical contractor.



6.2 Item 1(Picture)



6.2 Item 2(Picture)

**IN NI NP RR Items**

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The plumbing in the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older buildings with galvanized supply lines or cast iron drain lines can be partially obstructed and working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant building waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Heating and Cooling Systems

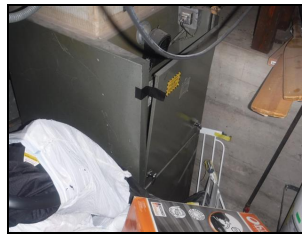
The evaluation of the heating systems was performed in accordance with CREIA standards of practice. This includes identifying the type, fuel source, and examining the system and associated components. There are a wide variety of heating systems, which range from older floor, wall, and gravity furnaces to newer forced-air furnaces. Older systems are generally the least energy-efficient. Upgrading older systems is recommended for energy conservation reasons and due to the lower cost of use. Parts for older systems may no longer be available. The systems are tested using normal user controls. The evaluation of the concealed portions of components, such as the heat exchanger, electronic air-cleaners, humidifiers, in-line duct motors or dampers, etc is excluded. The uniformity of air flow or heating was not verified. The efficiency of the system will be reduced by a lack of maintenance, such as dirty air filters, etc. Verifying that components or systems are installed in conformance with the manufacturers installation requirements is outside the scope of this inspection.

The sellers or occupants are often the best judges of how well a system works. It would be prudent to ask them about the maintenance history and if they have been satisfied with the performance of the system. You may also wish to have a more comprehensive evaluation by a specialist. Most heating systems have a design life of 20 years. If the system is more than 10 years old, or if lack of maintenance is suspected, it would be prudent to schedule a comprehensive service that includes cleaning motors, fans, and ducts. The air filter should be changed every 2 to 3 months and the unit should have biannual maintenance/service.

It is important that any recommendation that the inspector may make for service or a second opinion be scheduled well before the removal of transaction inspection contingencies. Those qualified specialists may reveal additional issues or recommend further upgrades that could impact your evaluation of the property. This inspection reflects the conditions observed at the time of inspection and does not include any form of warranty or guarantee as to future functionality.



Low Efficiency Furnace  
22 De Sabla



Low Efficiency Furnace  
29 Baytree

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR Items**

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### 7.0 Heating Equipment

**Heater Location:** Crawl Space, Garage

**Thermostat Location:** Hallway

**Heating System Operated:** Yes

**Heat Type:** Low Efficiency Furnace, Gravity Furnace

**Heater Energy Source:** Gas

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### 7.1 Distribution & Return System (Ductwork)

**Ductwork:** Insulated, Possible asbestos sleeving

#### Comments:

The furnace duct work appeared to be insulated with possible asbestos material. This is common among older heating systems and typically not a health hazard unless the material is disturbed. If this is a concern, recommend the material be tested and have a qualified hazardous material contractor remove the material.

**IN NI NP RR Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR Items**

7.1 Item 1(Picture)



7.1 Item 2(Picture)

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**7.2 Adequate Combustion Air Supply**

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**7.3 Vent & Flue System**

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**7.4 Cooling & Air Handler Equipment**
**IN NI NP RR Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The heating and cooling system of this building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Water Heater



Water Heater De Sabla



Water Heater 29 Baytree

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR Items**

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### 8.0 Water Heater Condition

**Water Heater Location:** Garage, Crawl Space

**Water Heater Capacity:** 30 Gallons

**Water Heater Estimated Age:** 5 to 7 years, 12+ years

**Drain Pan:** No

**Comments:**

The water heater was functioning but appeared to be close to the end of its expected lifespan. The average water heaters' life expectancy is 8 to 12 years. Recommend monitoring and establish plans for replacing the appliance if it begins to show signs of deterioration or leaks.

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### 8.1 Temperature Pressure Relief (TPR) Valve

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### 8.2 Earthquake Strapping

**Earthquake Strap Bracing:** Yes

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### 8.3 Water Connections

**Bonding at Water Heater:** No

**Water Pipes Insulated:** No

**Comments:**

There is no copper bonding jumper/ground wire connecting the water lines for 22 De Sabla. Current standards require all metal piping systems to be electrically bonded. This wire should be no smaller than a 6 AWG copper wire or equivalent. Recommend a qualified licensed electrician or plumber verifies the metal piping systems are bonded properly.

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### 8.4 Water Heater Energy Supply

**Water Heater Power Source:** Gas

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### 8.5 Adequate Combustion Air Supply

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### 8.6 Vent & Flue System

**IN NI NP RR Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## 9. Garage

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

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### 9.0 Garage Ceiling, Walls, Floor & Personnel Door

**Garage Drywall:** Yes

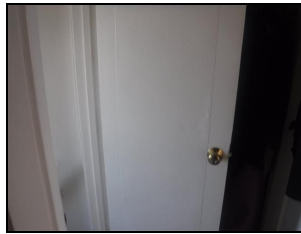
**Self Closing Personnel Door to Interior:** No

**Comments:**

*Safety Recommendation: The personnel door from the garage into the living space did not have a self-close mechanism. Hazardous chemicals are oftentimes stored in garages and/or gases like carbon monoxide from car fumes and appliances are produced and can be hazardous to occupants. For optimal safety, we recommend the installation of a self-closing mechanism (ex: spring hinge or hydraulic door closer) and weather-stripping on all personnel doors from the garage into the living space.*



9.0 Item 1(Picture)



9.0 Item 2(Picture)

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### 9.1 Garage Door, Operation and Safety Systems

**Garage Door Type:** One automatic

**Dedicated Receptacle Outlet for Garage Door:** Yes

**Comments:**

The garage door for 22 De Sabla was not installed at the time of the inspection. The owner stated that the garage door would be fully installed within the next week. If this is a concern, recommend contacting the current owner for further information.

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### 9.2 Lights, Outlets, Switches

IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

## 10. Foundation, Crawl Space, Basement and Under-Floor Areas

Structures are not uniform, and need only meet the standards of the year in which they were built or renovated. The inspector describes and identifies the various foundation types, and the floor, wall, ceiling, and roof structures in accordance with CREIA standards of practice. If the foundation is a slab type, the inspector examines the visible portions on the interior surfaces and the exposed portions between grade and the exterior cladding. If it is a raised foundation, the inspector will either enter the crawl space to inspect its components, or indicate in what manner it was evaluated. Similarly, the inspector identifies the type of wall and roof framing. Per California law, only a registered design professional is considered qualified to comment on the structural adequacy or significance of a system. The inspector is a generalist and is not a qualified specialist. In the absence of any visible areas of concern, the inspector may not recommend that you consult with a registered design professional. This should not deter an interested party from seeking the opinion of a qualified expert.

The review of the foundation, basement, and/or crawl space includes: Structural components including foundations, floors, walls, columns or piers, ceilings and roof. The inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces and basements except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces; and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR Items**

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### 10.0 Structural Foundation

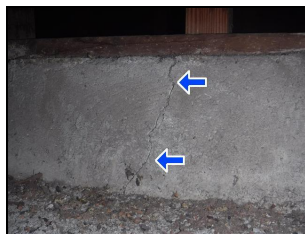
**Foundation Type:** Raised Concrete Perimeter Foundation

**Foundation Conditions:** Good Condition

**Efflorescence Evident:** Yes

#### Comments:

There were one or more cracks noted in the foundation. No indications of movement or plain differential were noted in the foundation. No cracks were noted within the interior of the structure. Recommend monitoring this crack(s) for changes over time and/or have the crack(s) repaired by a qualified foundation contractor.



10.0 Item 1(Picture)



10.0 Item 2(Picture)

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### 10.1 Crawl Space, Subarea, and Basement

**Sump Pump Present:** None Found

#### Comments:

There was dry rot noted at the sub sheathing in one or more areas of the crawl space. This condition may worsen over time if not properly addressed. Recommend this be repaired.



10.1 Item 1(Picture)

**IN NI NP RR Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR Items**

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**10.2 Foundation Anchoring & Cripple Wall Bracing****Sill Plate Anchor to Foundation:** Yes

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**10.3 Columns, Piers, and Floor Joists**

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**10.4 Ventilation of Foundation Area (Crawl Space or Basement)****Crawl Space/Subarea Ventilation:** Yes**Comments:**

One or more of the screens for the crawl space vents for 29 Baytree were damaged. This may lead to unwanted pest infestation. Recommend the screens be repaired or replaced.



10.4 Item 1(Picture)

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**10.5 Insulation Under Floor System & Vapor Retarders****Under Floor Insulation:** NONE**IN NI NP RR Items**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

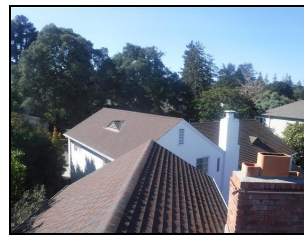
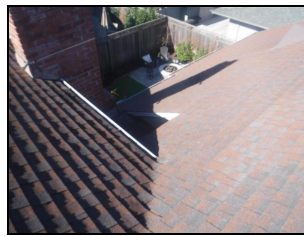
The structure of the building was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 11. Roofing & Attic

The evaluation of the roof is a visual inspection. The examination of the roof, flashings, related components and drainage systems is conducted in accordance with CREIA standards of practice. The inspector attempts to access the roof in order to examine it or indicate the inability to do so. There are many different roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or to other prevalent weather conditions, and its maintenance. Regardless of the roof's design-life, a roof is only as good as the waterproof membrane beneath it. This membrane is not visible and was not evaluated. It is recommended that copies of the installation documentation and permit be obtained as they will indicate the actual age of the roof, any applicable guarantee or warranty that may be transferable.

The general condition and installation is evaluated. It is generally not possible to detect leakage except when it is actually occurring or by using specific water tests. A water test is beyond the scope of this service. Water stains on ceilings, or on the framing in the attic do not necessarily confirm an active leak. Only a roofing contractor can credibly guarantee a roof against leakage. The inspector cannot, and does not give any guarantees against the future performance of the roof or against leakage. This report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspector examines the accessible/visible portions of the roof. The sellers and or occupants will generally have the most intimate knowledge of the roof and of its history. No matter what the condition, the inspector recommends that inquiring of the property owner about history of the roof and presence of any roof leaks.

The inspector will not attempt to enter an attic that has inadequate access, is restricted by ducts, in which the insulation obscures the joists, or other conditions that may make the area unsafe to access. The inspector will inspect the attic as best possible from the access point. When evaluating the insulation and ventilation the inspector may use generic terms and approximate measurements. It is beyond the scope of this inspection to perform R-value calculations, energy efficiency calculation of the insulation, and/or attic ventilation calculations. Insulation may obscure water pipes, electrical conditions, junction boxes, exhaust fans, and other components. No opinions are offered as to the conditions within concealed or inaccessible areas.



IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

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### 11.0 Surface Covering

**Roof Covering:** Architectural Singles, Modified Bitumen

**Viewed Roof Covering from:** Walked Roof

#### Comments:

The roof surface is beginning to show signs of aging. Some granule loss was noted and fiberglass mesh could be seen along the edges of the shingles. No leaks were noted at the time of the inspection. It is not possible to determine the remaining life span of a roof.



11.0 Item 1(Picture)

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### 11.1 Roof Flashing (ex: Drip Edge, Valley Flashing, Headwall Flashing, Kickout Flashing)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR Items

•					11.2 Skylight, Plumbing Vents, Appliance Vent Flashing, & Other Roof Penetrations
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			•		11.3 Gutter & Drainage
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**Comments:**

There is debris in the gutters. Recommend cleaning the gutters to ensure proper drainage and include this as part of routine maintenance. It may be possible to install gutter guards to protect the gutters from debris.



11.3 Item 1(Picture)

•					11.4 Roof Framing & Attic Space
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**Method Used to Observe Attic:** From Attic Hatch**Attic Access:** Bedroom, Closet**Comments:**

(1) The wall and/or ceiling in the attic had possible moisture stain(s). It is not possible to determine the exact cause of the stain(s) without further testing. Recommend asking the current owner about this condition and/or have the stains further investigated by a qualified professional.



11.4 Item 1(Picture)

(2) There was missing sub sheathing in the attic of 29 Baytree. This may leave the building susceptible to water intrusion. Recommend the attic be monitored for potential leaks in the future.



11.4 Item 2(Picture)

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IN NI NP RR Items

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**IN NI NP RR Items**

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**11.5 Attic Insulation & Ventilation****Attic Insulation:** Blown, Cellulose**Attic Ventilation:** Gable vents, Ridge vents**Attic Vents Damaged:** No

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**IN NI NP RR Items**IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

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The roof of the building was inspected and reported on with the above information. The evaluation of roof mounted equipment such as TV antennas, satellite dishes, etc. is beyond scope of this inspection and specifically excluded. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Fireplace and Chimney

This evaluation of the fireplaces, chimneys, etc are performed in accordance with CREIA Standards of Practice. The inspection is that of a generalist and is not a substitute for a qualified specialists inspection. This inspection of fireplaces is limited to the areas that can be viewed without dismantling any of system and does not include the use of specialized equipment. In keeping with CREIA standards, the inspector does not stress test/"push" masonry chimney systems - those tests are of limited value and are not conclusive. The inspector does not guarantee the structural integrity or operational safety of a system. No opinions are offered as to the conditions within concealed or inaccessible areas. All flue systems should be video-scanned as part of an NFPA Level II inspection as that is the most reliable method of inspection. Any further evaluation of the system should be scheduled prior to the removal of transaction inspection contingencies. The manufacturers installation instructions for any pre-fabricated systems were not reviewed as part of this inspection.

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NPNP RRItems

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12.0 Fireplaces (firebox, damper, hearth extension)

Fireplace Type: Masonry

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12.1 Chimney Exterior, Chimney Flashing, and Spark Arrestor

INNI NPNP RRItems

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

22 De Sabla Road & 29 Baytree Way

Page 34 of 39

## General Summary

### PCA Inspections

1738 Union Street, Suite 201  
San Francisco, CA 94123-4425

**Customer**  
Adrian Russell

**Address**  
22 De Sabla Road & 29 Baytree Way  
San Mateo CA 94402

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Site Condition and Exterior Components

### 1.2 Stoops and Porches

#### Repair or Replace

There was dry rot noted at the subfloor underneath the back porch of 22 De Sabla. This condition may worsen over time if not properly addressed. Recommend the dry rot be repaired.

### 1.5 Fences and Gates

#### Repair or Replace

The fence at the back and front of the property has dry rot. Recommend it be repaired or replaced.

### 1.6 Wall Cladding/Siding & Trim

#### Repair or Replace

(1) The exterior wood trim had minor dry rot and/or was damaged at the garage. This condition can cause further deterioration of the trim, siding and framing if not properly repaired and sealed. Recommend this be further evaluated by a qualified licensed contractor.

(2) All exterior penetrations and holes should be properly sealed to prevent water infiltration and infestation by animals and pests.

### 1.8 Downspouts

#### Repair or Replace

The downspout located at the back of the building is bent and less than half the original diameter. This can cause the downspout to get blocked by debris. Recommend this be repaired.

### 1.9 Doors and Windows (exterior)

#### Repair or Replace

(1) The door at the back of the property was missing. This may lead to unwanted pest infestation. Recommend the door be replaced.

(2) The back screen door for 29 Baytree was damaged. Recommend this be repaired or replaced.

## 2. Kitchen Components and Appliances

### 2.0 Counters and a Representative number of Cabinets

#### Repair or Replace

- (1) One of the kitchen cabinets for 22 De Sabla were loose. Recommend this be repaired.
- (2) The grout and/or sealant around the kitchen sink for 29 baytree bathroom shower or tub has begun to deteriorate and/or is missing. Recommend this be repaired to prevent water damage.

### 2.1 Sink & Garbage Disposal

#### Repair or Replace

There were not immediate shut off valves for the kitchen sink in 22 De Sabla. This may make it difficult to shut off the water to the sink for future repairs. Recommend this be corrected.

### 2.2 Dishwasher

#### Repair or Replace

- (1) The dishwasher drain line in 29 Baytree did not have a high loop. This helps prevent waste water backing up into the dishwasher and contamination of the water supply. Recommend this be corrected.
- (2) The shut off valve for the dishwasher in 29 baytree was stuck. This may affect the ability to shut off the water to the dishwasher. Recommend the valve be properly adjusted.

### 2.3 Oven Range, Cooktop & Hood

#### Repair or Replace

- (1) There was no anti tip device installed behind the oven/range. This device prevents the oven appliance from tipping over if excess force or weight is applied to the open oven door and could be a safety hazard. Recommend installing an anti tip at the back of the oven.
- (2) The fan in the kitchen of 29 Baytree did not turn on. Recommend this be repaired.

### 2.6 Ground Fault Circuit Interrupter (GFCI) & Lights

#### Repair or Replace

There were one or more receptacle outlets in the kitchen for 22 De Sabla that were not GFCI protected. Current building standards require kitchen receptacle outlets that serve countertop surfaces to be GFCI protected. This could be a shock hazard. Recommend replacing all unprotected outlets with GFCI outlets.

### 2.8 Clothes Washer & Dryer (ex: water & waste connections, fuel or power supply, dryer venting, etc.)

#### Repair or Replace

The dryer vent for 29 Baytree was not properly terminated and/or protected on the exterior of the building. This condition could make the building more susceptible to water infiltration and/or pest infestation. Recommend having a dryer wall cap installed and/or properly sealing around the penetration.

## 3. Bathrooms

### 3.1 Plumbing Fixtures

#### Repair or Replace

The sink for the downstairs bathroom in 22 De Sabla was leaking at the faucets. Recommend this be repaired.

### 3.3 Toilets and Angle Stop Valves

#### Repair or Replace

The water for the downstairs toilet was turned off. As a result the toilet was unable to be tested. If this is a concern, recommend the water for the toilet be turned on and the toilet tested before the close of escrow.

### 3.4 Showers and Tubs

#### Repair or Replace

- (1) The grout and/or sealant around the hallway bathroom shower or tub for 22 De Sabla and 29 Baytree has begun to deteriorate and/or is missing. Recommend this be repaired to prevent water damage.
- (2) The shower door for the bathroom in 22 De Sabla did not close properly. Recommend this be repaired.
- (3) The bathroom shower for 22 De Sabla leaked from the faucet. Recommend the fixture be properly adjusted.
- (4) There was a crack in one or more of the shower tiles in the bathroom for 29 Baytree. This may leave the sub floor susceptible to water intrusion. Recommend this be repaired.

### **3.5 Ceiling, Walls, & Flooring**

#### **Repair or Replace**

One or more cracked floor tiles were noted in the bathroom for 22 De Sabla. This may lead to water intrusion into the subflooring. Recommend replacing or sealing the cracked tiles.

### **3.6 Lights, Exhaust Fans, and Windows**

#### **Repair or Replace**

One or more lights in the downstairs bathroom did not turn ON.

### **3.7 Ground-Fault Circuit Interrupter (GFCI)**

#### **Repair or Replace**

One or more receptacle outlets in the bathroom for 22 De Sabla are not Ground-Fault Circuit (GFCI) protected or are not marked as being protected. Current building standards require bathroom receptacle outlets to be GFCI protected. This could be a shock hazard. Recommend replacing all unprotected outlets with GFCI outlets.

## **4. Interior**

### **4.0 Smoke Alarms & Carbon Monoxide Detectors Present**

#### **Repair or Replace**

One or more of the smoke alarms in 29 Baytree were a yellowish color. This can be an indication that the smoke alarm(s) are at the end of its expected life span of approximately 10 years. Recommend having these smoke alarm replaced.

### **4.2 Doors & Windows (Representative Number)**

#### **Repair or Replace**

- (1) One or more of the window latches throughout the property were missing and/or damaged. Recommend this be repaired.
- (2) The dead bolt to the front door of 29 Baytree did not properly latch when closed. Recommend this door be properly adjusted.
- (3) One or more windows throughout the property were stuck shut. Recommend the window(s) be properly adjusted.
- (4) There were several window cranks missing throughout the property. This may be due to child safety. If this is a concern recommend contacting the current owner for further information.
- (5) One or more window throughout the property were cracked. Recommend this be repaired.

### **4.3 Outlets, Switches, Fixtures, & Lights**

#### **Repair or Replace**

- (1) This building appears to been constructed prior to the requirement that electrical circuits include a ground connection. There were a number of receptacles installed that had modern three plug receptacle outlets that did not have a ground wire. This can falsely imply that the appliance and electrical systems are grounded. Recommend either 1.) labeling the outlets as not being ground protected; 2.) switch to two prong receptacle outlets 3.) install Ground Fault Circuit Interrupter (GFCI) receptacle outlets; or 4.) update the wiring system to current standards. It is always encouraged to upgrade the electrical installation to meet current standards and have a qualified electrical contractor evaluate the system and make appropriate recommendations.
- (2) There are one or more cover plates missing on light switches, receptacle outlets, and/or junction boxes in the bedroom of 29 Baytree. This a safety hazard. Recommend this be corrected.
- (3) The electrical receptacle outlet in the dining room of 29 Baytree was loose. Recommend the receptacle outlet be properly tightened or replaced.

(4) The dimmer switch for the dining room lights in 22 De Sabla did not work. Recommend this be repaired.

#### **4.4 Steps, Stairs, Interior Balconies, and Railings**

##### **Repair or Replace**

The handrail for the stairs in 22 De Sabla was loose. This is a safety hazard. Recommend the handrail be properly tightened.

### **5. Electrical System**

#### **5.3 Service Grounding System**

##### **Repair or Replace**

No grounding equipment (ex: grounding electrodes conductors or grounding electrodes) were found or confirmed during the inspection. Current standards require at least two grounding electrodes. Recommend the service grounding system be further evaluated and updated to current standards by an qualified licensed electrician.

### **6. Plumbing System**

#### **6.0 Water Supply Pipes, Connections, & Valves**

##### **Repair or Replace**

(1) One or more of the shut off valves for the sinks in the bathroom were stuck. This may affect the ability to shut off the water to the sinks. Recommend the valves be properly adjusted.

(2) The water shutoff valve was not located. It is important to locate this in the event of an emergency. Recommend asking the current owner for the location before the close of escrow.

(3) The wall and/or ceiling in the downstairs bathroom of 29 baytree had possible moisture stain(s). It is not possible to determine the exact cause of the stain(s) without further testing. Recommend asking the current owner about this condition and/or have the stains further investigated by a qualified professional.

### **8. Water Heater**

#### **8.3 Water Connections**

##### **Repair or Replace**

There is no copper bonding jumper/ground wire connecting the water lines for 22 De Sabla. Current standards require all metal piping systems to be electrically bonded. This wire should be no smaller than a 6 AWG copper wire or equivalent. Recommend a qualified licensed electrician or plumber verifies the metal piping systems are bonded properly.

### **10. Foundation, Crawl Space, Basement and Under-Floor Areas**

#### **10.4 Ventilation of Foundation Area (Crawl Space or Basement)**

##### **Repair or Replace**

One or more of the screens for the crawl space vents for 29 Baytree were damaged. This may lead to unwanted pest infestation. Recommend the screens be repaired or replaced.

### **11. Roofing & Attic**

#### **11.3 Gutter & Drainage**

##### **Repair or Replace**

There is debris in the gutters. Recommend cleaning the gutters to ensure proper drainage and include this as part of routine maintenance. It may be possible to install gutter guards to protect the gutters from debris.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Patrick Emmett*

## WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

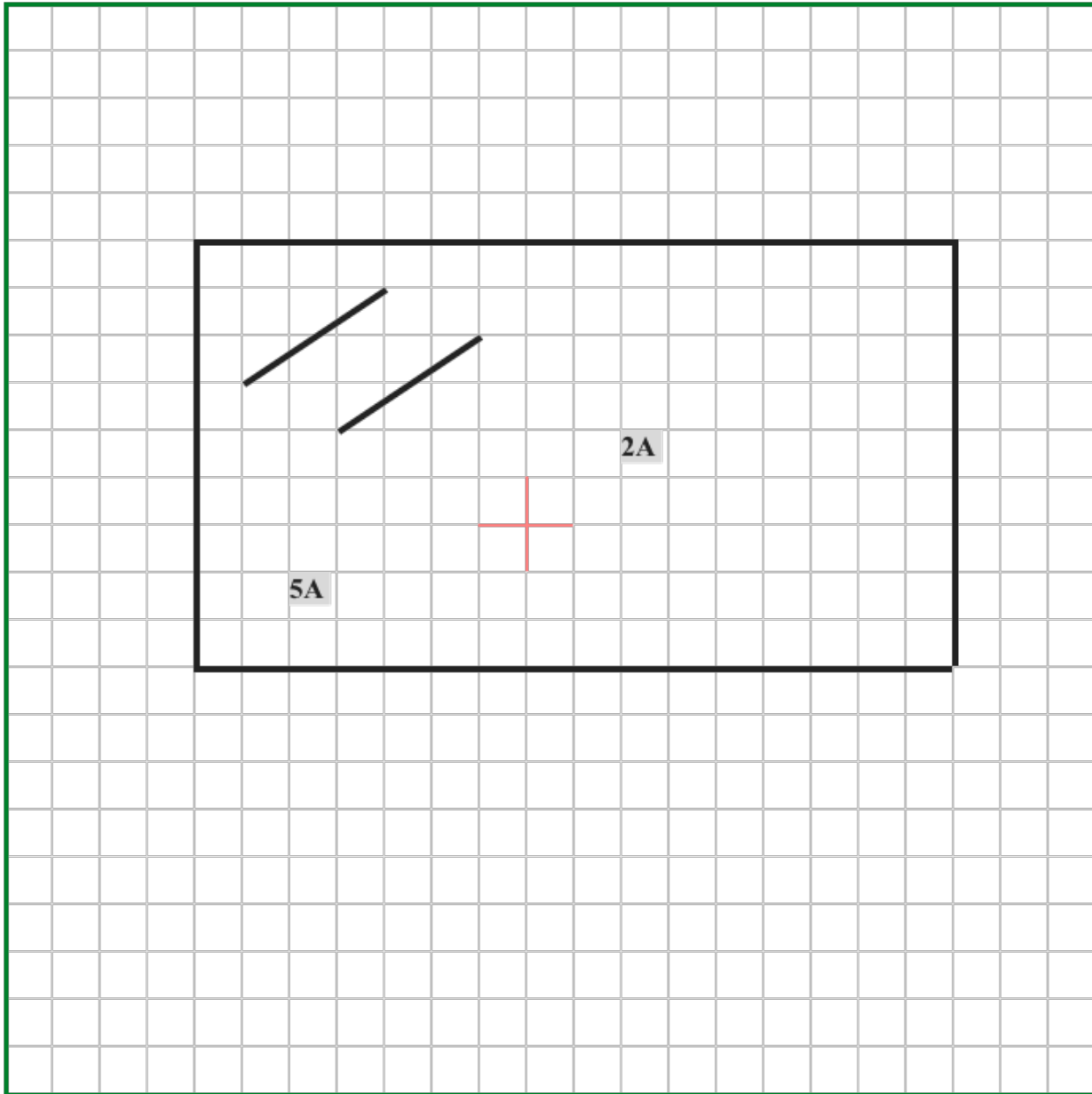
Building No. 22 DE SABLA, SAN MATEO, 94402-1208	Street, City, Zip	Date of Inspection 06/30/2023	Number of Pages 6
TERMINIX INTERNATIONAL, BRANCH #2124 6678 OWENS DR STE 100 PLEASANTON, CA 94588-3324 PH: 4087415415		Firm Registration No PR 0801 Report No.: 114553-063023165340-1877	
Ordered by: ROBERT RUSSELL 22 DE SABLA SAN MATEO CA 94402-1208	Property Owner or Party of Interest: ROBERT RUSSELL 22 DE SABLA SAN MATEO CA 94402-1208	Report sent to: ROBERT RUSSELL 22 DE SABLA SAN MATEO CA 94402-1208	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: 2 Story(s), Duplex, Attached Garage, Occupied and Furnished		Inspection Tag Posted: Garage	
		Other Tags Posted: None	
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.			
Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus / Dryrot <input type="checkbox"/> Other Findings <input 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.			

**(PLEASE SEE THE GRAPH DIAGRAM ON THE FOLLOWING PAGE)**

Inspected by: LAFFERTY, TRAVIS JOSE      State License No. FR 62442      Signature 

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, CA 95815

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or [www.pestboard.ca.gov](http://www.pestboard.ca.gov).      43M-41 (REV. 04/2015)



Scale 1:

This graph is a record of a visual, non-destructive inspection by Terminix of certain readily accessible areas of the identified property for visible termite infestation/damage. Terminix is not responsible for repairs to damages disclosed above. In addition, hidden damage may exist in concealed, obstructed or inaccessible areas. No attempt to remove siding, plastic or sheetrock insulation, carpeting, paneling, etc. to search for hidden damage was made. Terminix cannot guarantee that the damage disclosed by visual inspection of the premises shown above represents the entirety of the damage which may exist as of the date of the initial control application. Terminix shall not be responsible for repair of any existing damage including without limitation, any damage which existed in areas or in structural members which were not accessible for visual inspection as of the date of this graph.



SAN JOSE  
6678 OWENS DR STE 100  
PLEASANTON, CA 94588-3324  
4087415415

Contract #: 114553-063023165340-1877  
Inspection Date: 06/30/2023  
Inspector: LAFFERTY, TRAVIS JOSE

#### GENERAL NOTES:

Please see general notes following the findings and recommendations for additional conditions governing this report.

**READ THIS DOCUMENT.** It explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest and Organism Inspection Report.

A Wood Destroying Pest and Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections or conditions found. The contents of the Wood Destroying Pest and Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

**NOTE:** THE FOLLOWING AREAS, WHEN THEY EXIST, ARE CONSIDERED INACCESSIBLE FOR INSPECTION: THE INTERIORS OF HOLLOW WALLS AND ALL ENCLOSED SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW; AREAS BETWEEN ABUTTING/ATTACHED ROW HOUSES, TOWNHOUSES, CONDOMINIUMS AND SIMILAR STRUCTURES; PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY INSULATION; PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY DUCTING, PORTIONS OF THE ATTIC OR ROOF CAVITY CONCEALED DUE TO AN INADEQUATE CRAWL SPACE; THE INTERIORS OF BOXED EAVES; EAVES CONCEALED BY PATIO COVERS OR OTHER ABUTMENTS; PORTIONS OF THE SUBAREA CONCEALED OR MADE INACCESSIBLE BY INSULATION; PORTE COCHERES; ENCLOSED BAY WINDOWS; AREAS BENEATH WOOD FLOORS OVER CONCRETE; AREAS CONCEALED BY BUILT-IN CABINET WORK; AREAS CONCEALED BY FLOOR COVERINGS, SUCH AS WALL-TO-WALL CARPETING, LINOLEUM, CERAMIC TILE, ETC.; AND AREAS CONCEALED BY BUILT-IN APPLIANCES.

**NOTE:** THE FOLLOWING AREAS, WHEN THEY EXIST, ARE CONSIDERED INACCESSIBLE FOR INSPECTION: AREAS CONCEALED BY INTERIOR FURNISHINGS; AREAS CONCEALED BY FLOOR COVERINGS, SUCH AS AREA RUGS, THROW RUGS, BATH AND KITCHEN MATS, ETC.; AREAS CONCEALED BY FREE STANDING APPLIANCES; AREAS CONCEALED BY STORAGE; AREAS CONCEALED BY HEAVY VEGETATION; AND AREAS WHERE LOCKS PREVENTED ACCESS. THESE AREAS WILL BE INSPECTED FOR A FEE, IF THEY ARE MADE ACCESSIBLE AT THE OWNER'S EXPENSE. A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIR AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS. NO OPINION IS RENDERED CONCERNING CONDITIONS IN THE AREAS AT THIS TIME.

**NOTE:** INSPECTIONS ARE MADE AND REPORTS ARE ISSUED ON THE BASIS OF WHAT WAS VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION. THE ABSENCE OF VISIBLE EVIDENCE OF WOOD DESTROYING ORGANISMS IN THE VISIBLE AND ACCESSIBLE PORTIONS OF THE STRUCTURE IS NO ASSURANCE THAT WOOD DESTROYING ORGANISMS ARE NOT PRESENT IN INACCESSIBLE AREAS NOR THAT FUTURE INFESTATIONS WILL NOT OCCUR. THEREFORE, WE DO NOT ASSUME ANY RESPONSIBILITY FOR THE PRESENCE OF WOOD DESTROYING ORGANISMS, OR DAMAGE DUE TO SUCH ORGANISMS, IN AREAS THAT WERE NOT VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION OR THAT MAY OCCUR IN THE FUTURE.

**NOTICE:** 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 INSPECTION. THE REINSPECTION MUST BE DONE WITHIN TEN 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 THE REPAIRS.

**NOTE:** A VISUAL INSPECTION WAS PERFORMED AND THE INSPECTOR DID NOT DEFACE NOR PROBE INTO FINISHED WINDOW OR DOOR FRAMES, TRIM WORK, FLOOR COVERINGS, WALLS, CEILINGS, OR OTHER FINISHED SURFACES.

**NOTE:** THE EXTERIOR AREAS OF THIS STRUCTURE WERE VISUALLY INSPECTED FROM THE GROUND LEVEL. AREAS OF THE EXTERIOR THAT EXHIBITED VISIBLE SIGNS OF INFESTATION, INFECTION, OR DAMAGE FROM SAME WILL BE DESCRIBED IN THE BODY OF THIS REPORT.

**NOTE:** IF ANY INFESTATION, INFECTION, OR DAMAGE IS DISCOVERED IN A CONCEALED AREA DURING THE COURSE OF PERFORMING ANY RECOMMENDATION IN THIS REPORT, THIS COMPANY WILL ISSUE A SUPPLEMENTAL REPORT. THIS COMPANY IS NOT RESPONSIBLE FOR CONTROLLING SUCH INFESTATIONS OR INFECTIONS OR FOR REPAIRING SUCH DAMAGE. IF THE ADDITIONAL WORK REQUIRED IS WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS, A COST ESTIMATE WILL BE PROVIDED WITH THE SUPPLEMENTAL REPORT.

**NOTE:** THE OWNER OF THIS PROPERTY HAS CERTAIN RESPONSIBILITIES REGARDING THE NORMAL MAINTENANCE THAT PERTAINS TO THE DETERRENCE OF WOOD DESTROYING ORGANISMS. THESE NORMAL MAINTENANCE PROCEDURES INCLUDE, BUT ARE NOT LIMITED TO: MAINTENANCE OF THE ROOF, GUTTERS, AND DOWNSPOUTS; CAULKING AROUND DOORS, WINDOWS, VENTS, TUB AND SHOWER ENCLOSURES; KEEPING SOIL LEVELS BELOW THE TOP OF THE FOUNDATIONS; KEEPING STORED ITEMS (INCLUDING FIREWOOD) AT LEAST TWELVE (12) INCHES AWAY FROM THE STRUCTURE; ADJUSTING SPRINKLERS SO THAT THEY DO NOT SPRAY ONTO THE STRUCTURE; PROHIBITING SOIL FROM CONTACTING THE WOOD COMPONENTS OF THE STRUCTURE; AND PREVENTING VEGETATION OR OTHER ITEMS FROM BLOCKING VENTS.

**SEE BELOW FOR YOUR FINDINGS AND RECOMMENDATIONS:**



SAN JOSE  
6678 OWENS DR STE 100  
PLEASANTON, CA 94588-3324  
4087415415

Contract #: 114553-063023165340-1877  
Inspection Date: 06/30/2023  
Inspector: LAFFERTY, TRAVIS JOSE

## **Drywood Termites**

### **Item 2A**

FINDING: No evidence of drywood termites was noted in visible and accessible areas at the time of this inspection. However, the absence of visible evidence is no assurance that future infestations will not occur or that current infestations do not already exist in areas that are not visible and inaccessible to inspection. Preventative service can be rendered according to the following recommendation.

RECOMMENDATION: Apply a preventative treatment to exposed wood surfaces and potential entry points on the exterior, in the attic as well as the subarea (if there is a subarea) with properly labeled an approved termiticide(s). The terms and conditions of this service are detailed in your program agreement. Annual inspection is required.

## **Further Inspection**

### **Item 5A**

NOTE: In accordance with Section 1991 of the rules and regulations of the Structural Pest Control Board, the upstairs stall shower was inspected but not water tested. No visible cracks to the pan, staining of the ceiling below or any signs of leakage were noted at this time. If interested parties are concerned, and upon request with written permission, a water test will be performed for an additional charge not to exceed the cost of the original inspection. Upon further inspection a supplemental report will be issued and any findings and recommendations will be listed along with estimates for repairs and/or treatment, if within the scope of this company's operations.



SAN JOSE  
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Inspector: LAFFERTY, TRAVIS JOSE

#### GENERAL NOTES:

**NOTE: THE EXTERIOR SURFACE OF THE ROOF HAS NOT BEEN 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.**

**NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (I.E. TERMITE INFESTATION, 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.**

**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.

**NOTE:** IF DURING THE COURSE OF PERFORMING ANY REPAIRS, ANY FIXTURE OR PLUMBING IS FOUND TO BE UNSERVICEABLE, DAMAGED, OR DEFECTIVE, THERE WILL BE AN ADDITIONAL CHARGE FOR REPAIR AND/OR REPLACEMENT, AS NECESSARY.

**NOTE:** IT IS RECOMMENDED THAT BUILDING PERMITS BE OBTAINED FOR ALL WORK REQUIRING PERMITS, PRIOR TO BEGINNING THE RECOMMENDED REPAIRS. FOR INFORMATION CONCERNING THE BUILDING DEPARTMENT AND PERMIT REQUIREMENTS, CONTACT THE LOCAL BUILDING DEPARTMENT. WORK PERFORMED AS REQUIRED UNDER PERMIT FROM THE BUILDING DEPARTMENT SHOULD BE APPROVED, ACCEPTED, AND SIGNED OFF BY THE DEPARTMENT PRIOR TO CONSIDERING SUCH WORK TO BE COMPLETED. THE BUILDING DEPARTMENT MAY REQUIRE INSTALLATION OF SMOKE/HEAT DETECTORS AS A CONDITION OF OBTAINING A BUILDING PERMIT.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector or the company issuing this report. Nor does a Wood Destroying Pest and Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable whole house inspection company.

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 or fungi, you should contact an industrial hygienist.

#### **The Structural Pest Control Board Mold Policy Statement is as follows:**

"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."

This statement is being provided to you for informational purposes.

## NOTICE TO OWNER / TENANT

### State law requires that you be given the following information:

CAUTION – PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence 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.

If within 24 hours following application, you experience headache, dizziness, nausea, tearing, coughing, nose and throat irritation or develop shortness of breath, double vision, unusual drowsiness and weakness, or tremors, contact your physician or poison control center (see below) and your pest control operator immediately. If rodenticide ingestion occurs, you may experience symptoms of mild shock and/or bleeding.

For further information, contact any of the following:

Terminix International	1-800-TERMINIX
Poison Control Center	1-800-876-4766
Regulatory information - Structural Pest Control Board	1-916-561-8700 2005 Evergreen St, Ste. 1500, Sacramento, CA 95815-3831

### HEALTH QUESTIONS - CALIFORNIA COUNTY AGRICULTURAL COMMISSIONERS

Alameda	(510) 670-5232	Marin	(415) 499-6700	San Luis Obispo	(805) 781-5910
Alpine	(see El Dorado)	Mariposa	(209) 966-2075	San Mateo	(650) 363-4700
Amador	(209) 223-6487	Mendocino	(707) 463-4208	Santa Barbara	(805) 681-5600
Butte	(530) 538-7381	Merced	(209) 385-7431	Santa Clara	(408) 918-4600
Calaveras	(209) 754-6504	Modoc	(530) 233-6401	Santa Cruz	(831) 763-8080
Colusa	(530) 458-0580	Mono	See Inyo County	Shasta	(530) 224-4949
Contra Costa	(925) 646-5250	Monterey	(831) 759-7325	Sierra	See Plumas County
Del Norte	(707) 464-7235	Napa	(707) 253-4357	Siskiyou	(530) 841-4025
El Dorado	(530) 621-5520	Nevada	(530) 273-2648	Solano	(707) 784-1310
Fresno	(559) 456-7510	Orange	(714) 447-7100	Sonoma	(707) 565-2371
Glenn	(530) 934-6501	Placer	(530) 889-7372	Stanislaus	(209) 525-4730
Humboldt	(707) 445-7223 ext. 0	Plumas	(530) 283-6365	Sutter	(530) 822-7500
Imperial	(760) 482-4314	Riverside	(951) 955-3045	Tehama	(530) 527-4504
Inyo	(760) 873-7860	Sacramento	(916) 875-6603	Trinity	(530) 623-1356
Kern	(661) 868-6300	San Benito	(831) 637-5344	Tulare	(559) 685-3323
Kings	(559) 582-3211 #2831	San Bernardino	(909) 387-2105	Tuolumne	(209) 533-5691
Lake	(707) 263-0217	San Diego	(858) 694-2739	Ventura	(805) 388-4222
Lassen	(530) 251-8110	San Francisco	(415) 252-3830	Yolo	(530) 666-8140
Los Angeles	(626) 575-5466	San Joaquin	(209) 468-3300	Yuba	(530) 749-5400
Madera	(559) 675-7876				

### APPLICATION INFORMATION - CALIFORNIA COUNTY HEALTH DEPARTMENTS

Alameda	(510) 267-8000	Madera	(559) 675-7893	San Joaquin	(209) 468-3411
Alpine	(530) 694-2146	Marin	(415) 499-3696	San Luis Obispo	(805) 781-5500
Amador	(209) 223-6407	Mariposa	(209) 966-3689	San Mateo	(650) 573-2346
Berkley City	(510) 981-5310	Mendocino	(707) 472-2600	Santa Barbara	(805) 681-5102
Butte	(530) 538-7581	Merced	(209) 381-1200	Santa Clara	(408) 885-4214
Calaveras	(209) 754-6460	Modoc	(530) 233-6311	Santa Cruz	(831) 454-4000
Colusa	(530) 458-0380	Mono	(760) 932-7485	Shasta	(530) 225-5591
Contra Costa	(925) 957-5400	Monterey	(831) 755-4500	Sierra	(530) 993-6701
Del Norte	(707) 464-3191	Napa	(707) 253-4231	Siskiyou	(530) 841-4040 ext. 0
El Dorado	(530) 621-6100	Nevada	(530) 265-1450	Solano	(707) 784-8600
Fresno	(559) 445-0666	Orange	(714) 834-8180	Sonoma	(707) 565-4567
Glenn	(530) 934-6588	Pasadena	(626) 744-6004	Stanislaus	(209) 558-5670
Humboldt	(707) 445-6200	Placer	(530) 889-7141	Sutter	(530) 822-7215
Imperial	(760) 482-4438	Plumas	(530) 283-6337	Tehama	(530) 527-6824
Inyo	(760) 783-7868	Riverside	(951) 782-2974	Trinity	(530) 623-8209
Kern	(661) 868-0302	Sacramento	(916) 875-5881	Tulare	(559) 737-4660 ext. 0
Kings	(559) 584-1402 - Ask for "Nurse of the Day"	San Benito	(831) 637-5367	Tuolumne	(209) 533-7400
Lake	(707) 263-8929	San Bernardino	(909) 387-6280	Ventura	(805) 677-5200
Lassen	(530) 251-8183	San Diego	(619) 515-6555	Yolo	(530) 666-8645
Long Beach City	(562) 570-4000	San Francisco	(415) 554-2500	Yuba	(530) 741-6366
Los Angeles	(213) 240-8117				

One or more of the following chemicals may be applied to your property:

ADVANCE (Diflubenzuron) BOR-RAM (Disodium Octaborate Tetrahydrate) BORA-CARE (Disodium Octaborate Tetrahydrate) BORATHOR (Disodium Octaborate Tetrahydrate) CIMEXA (Silicon Dioxide) CY-KICK (Cyfluthrin) DRAGNET SFR(Permethrin) DRIONE INSECTICIDE DUST (Amor, Silica Aerogel, Pyrethrins, Piperonyl Butoxide) PHANTOM (Chlorfenapyr) PRELUDE (Permethrin) PREMISE 75 INSECTICIDE (Imidacloprid) PT TRI-DIE DUST (Amor, Silica Aerogel, Pyrethrins, Piperonyl Butoxide) RECRUIT HD (Noviflumuron) TAP INSULATION (Orthoboric Acid) TEMPO WP (Cyfluthrin) TEMPO SC ULTRA (Cyfluthrin) TIM-BOR (Disodium Octaborate Tetrahydrate) TERMIDOR (Fipronil) TTRELONA (Novaluron) VIKANE (Sulfuryl Fluoride) NOTE: Chloropicrin is use as a warning agent on all structural fumigations.

Thank you for calling Terminix. Should you have any questions regarding this report, please call 1-800-TERMINIX.





SAN JOSE  
6678 OWENS DR STE 100  
PLEASANTON, CA 94588-3324  
4087415415

Contract #: 114553-063023165340-1877

Inspection Date: 06/30/2023

Inspector: LAFFERTY, TRAVIS JOSE

Homeowner Name: ROBERT RUSSELL

Address: 22 DE SABLE

City State Zip: SAN MATEO, CA, 94402-1208

Home Phone: 4088575838

Work Phone:

# Ultimate Protection Home Pest Inspection

Please pay special attention to findings and comments below as these may indicate conditions that can lead to termite and pest problems.

## EXTERIOR INSPECTION

### PROPERTY DETAILS

Linear Feet:	<u>331</u>	Built Pre 1985:	<input checked="" type="checkbox"/>	Primary Use:	<u>Duplex</u>
# of Stories:	<u>2</u>	Roof Type:	<u>Shingle Roof</u>	Foundation Type:	<u>Concrete</u>
Construction Type:	<u>Accessible Crawlspc</u>	Siding:	<u>Stucco</u>	Industry Type:	<u></u>
Square Footage:	<u></u>	Lot Size:	<u></u>	# of Gas Meters:	<u></u>
Cubic Feet:	<u></u>	Eave Height:	<u></u>	Peak Height:	<u></u>

### PROPERTY HAS A:

Cistern:	French Drain:	Well:
Visible Pond, Lake, Stream, or Waterway:	Sprinkler System Present:	
Exterior Slab (False Porch) Over Basement Area:	Gas Meter Have 3' Clearance:	

### CONDUCTIVE CONDITIONS

Indications of pests, rodents, termites, wildlife, or other wood-destroying pests?	<input checked="" type="checkbox"/>	Live Subterranean Termites Found?	<input type="checkbox"/>
Damage Found?	<input type="checkbox"/>	Trees/shrubs on or against home?	
Conditions on or around foundation conducive to termite attack?		Foundation slab/wall visible?	
Conditions allowing water to collect around structure?		Openings large enough for pest/rodent/wildlife entry?	
Gutters and downspouts clear of debris and standing water?		Siding Less Than 6" From Grade:	
Styrofoam Insulation or "DRI-VIT" Below Grade?		Wood embedded in concrete?	
Breeding Sites:			



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## INTERIOR INSPECTION

### PROPERTY DETAILS

Sump Pump: A/C - Heat Ducts in or Below Slab:

Plenum A/C - Heat System: Radiant Heat:

### CONDUCTIVE CONDITIONS

Indications Of Pests, Rodents, Termites, Wildlife, Or Other Wood-Destroying Pests?	<input checked="" type="checkbox"/>	Live Subterranean Termites Found?	<input type="checkbox"/>
Damage Found?	<input type="checkbox"/>	Obvious Signs Of Leaks?	<input type="checkbox"/>
Musky Odors?	<input type="checkbox"/>	Bath Traps Installed Where Applicable?	<input checked="" type="checkbox"/>
Wall Separation/Cracks?	<input type="checkbox"/>	Sagging Or Bouncing Floors?	<input type="checkbox"/>

### ATTIC

Number Of Attics: Attic Access Location: Inside - Door

Indications Of Pests, Rodents, Termites, Wildlife, Or Other Wood-Destroying Pests? ☐

Adequate Ventilation? ☒ Obvious Signs Of Leaks? ☐

Attic Vents Screened? ☒ Asbestos Present? ☐

### CRAWL SPACE

Number Of Crawl Spaces: \_\_\_\_\_ Crawl Space Access Location: Outside

Height Of Crawl Space: \_\_\_\_\_ High Point Of Crawl Space: \_\_\_\_\_ Low Point Of Crawl Space: \_\_\_\_\_

Distance Between Joists: \_\_\_\_\_ Depth Of Joists: \_\_\_\_\_ # of electrical connections: \_\_\_\_\_

Indications of pests, rodents, termites, wildlife, fungi, or other wood-destroying pests? ☒

Wood debris, stored material or structure/ground contact? ☐

Excessive Moisture? ☐ Visible Plumbing Leaks? ☐ Cracked foundation walls/supports? ☐

Sagging Or Cracked Floor Joists? ☐ Wood-Earth Contact? ☐ Wood Debris In Crawl Space? ☐

Inadequate Ventilation In Crawl Space? ☐ Wood Embedded In Concrete? ☐ Entire Crawl Space Accessible? ☒

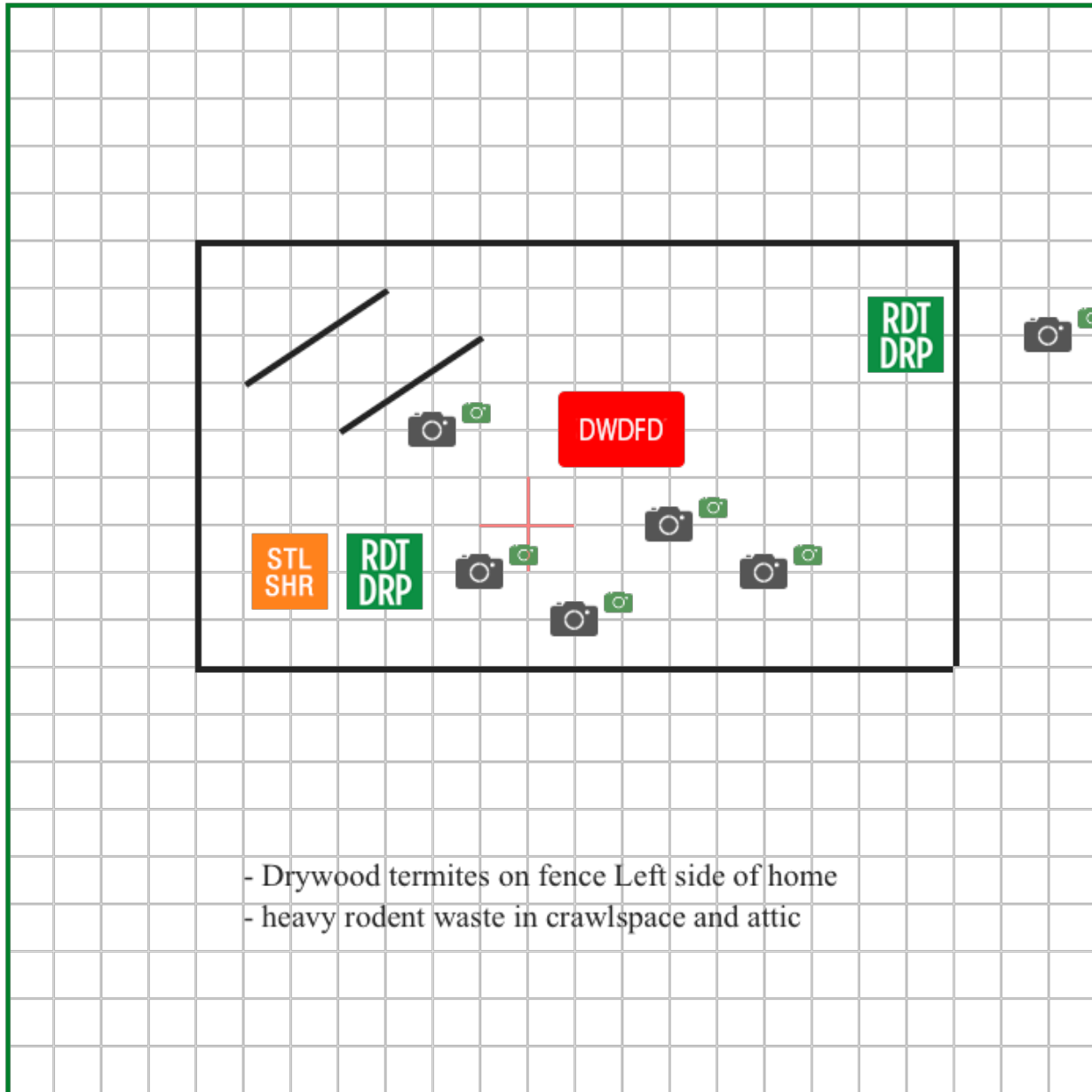
### INSPECTOR'S STATEMENT OF VISIBLE DAMAGE

None

Date: 06/30/2023

### TECHNICIAN'S STATEMENT OF VISIBLE DAMAGE

Date:



## Scale 1:

This graph is a record of a visual, non-destructive inspection by Terminix of certain readily accessible areas of the identified property for visible termite infestation/damage. Terminix is not responsible for repairs to damages disclosed above. In addition, hidden damage may exist in concealed, obstructed or inaccessible areas. No attempt to remove siding, plastic or sheetrock insulation, carpeting, paneling, etc. to search for hidden damage was made. Terminix cannot guarantee that the damage disclosed by visual inspection of the premises shown above represents the entirety of the damage which may exist as of the date of the initial control application. Terminix shall not be responsible for repair of any existing damage including without limitation, any damage which existed in areas or in structural members which were not accessible for visual inspection as of the date of this graph.



SAN JOSE  
6678 OWENS DR STE 100  
PLEASANTON, CA 94588-3324  
4087415415

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Inspector: LAFFERTY, TRAVIS JOSE

## FLOOR PLAN LEGEND

### PROPERTY ELEMENTS

	Exterior Gas Grill		Water Shut-Off		Sprinkler Shut-Off		Gas Meter
	Air Conditioner		Exterior New Paint		Exterior Weather Door		Foam Board Insulation
	French Drain		Finished Garage Wall		Interior New Paint		Stall Shower
	Stump		Sump Pump		Visible Waterway		Zero Property Line

### KEY TO EVIDENCE

	Access Holes Allowing Pest Entry		Ant Activity		Bed Bug Activity		Bird Activity
	Carpenter Ants Fume		Carpenter Ants Local Treatment		Carpenter Bee Local Treatment		Cellulose Debris
	Cistern		Cracks In Foundation Wall		Cracks In Stucco		Dampwood Termites
	Drywood Termites Local Treatment		Drywood Termites (Existing Customer)		Drywood Termites Preventative Treatment		Drywood Termites Fumigation
	Earth Contact		Excessive Moisture		Excessive Moisture In Subarea		Exterior Slab Over Basement Area
	Faulty Grade		Faulty Grade At Vent		Faulty Grade Flash Wall		Firewood At Foundation
	Flaking Peeling Wall		Flies		Fungus		Gnaw Marks/Debris (Rodent)
	Heavy Vegetation		Inaccessible Area(s) Attic: Duct Work		Inaccessible Area(s) Attic: Insulation		Inaccessible Area(s) Attic: No Clearance
	Inaccessible Area(s) Attic: No Opening		Inaccessible Area(s) Attic: Storage		Inaccessible Area(s) Attic: Closet Storage		Inaccessible Area(s) Attic: High Temp
	Inaccessible Area(s) Deck: No Clearance		Inaccessible Area(s) Deck: No Clearance		Inaccessible Area(s) Garage: Storage		Inaccessible Area(s)
	Inaccessible Subarea		Inadequate Ventilation		Large Gaps		Mice
	Mosquitoes		Missing Screens/Vent Covers		Plumbing Leak		Powder Post Beetles Fume
	Roaches		Rodents		Rodent Droppings		Rodent Tunneling In Insulation
	Rodent Tunneling Under Slab Or Concrete Pad		Rodent Waste (Droppings)		Rub Marks (Rodent)		Siding Less Than 6" From Grade
	Spiders		Standing Water in Subarea		Stucco Below Grade		Styrofoam Insulation Or DRI-Vit Below Grade
	Subterranean Termites (Existing Customer)		Subterranean Termites Preventative Treatment		Subterranean Termites Liquid Treatment		Subterranean Termites Local Treatment
	Subterranean Termites Curative Bait		Vent Below Grade		Water Stains		Water Stains: Deck Stucco
	Water Stains: Garage Ceiling		Water Stains: Attic		Wildlife		Wood Embedded In Concrete



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## FLOOR PLAN LEGEND

### GENERAL TREATMENT SPECIFICATIONS

117	Trench or trench/rod soil adjacent to exterior foundation walls	117A	Vertically drill exterior attached slabs and treat soil beneath along point of attachment
118	Excavate soil beneath dirt-filled porch slab at point(s) of attachment to the structure and treat soil beneath	120	Vertically drill the dirt-filled porch slab and treat the soil beneath the slab along the point(s) of attachment to the structure
121A	Drill the exterior foundation wall of a crawl space or basement from the inside and treat the soil immediately beneath the dirt-filled porch slab by short-rodging along the point(s) of attachment to the structure		
121B	Drill through each side of the dirt-filled porch foundation wall per product label specifications and treat the soil immediately beneath the dirt-filled porch slab by short-rodging along the entire inside perimeter of the DFP		
121C	Drill foundation walls of the dirt-filled porch and treat the soil immediately beneath the slab by long-rodging adjacent to the entire inside perimeter of the DFP		
128	Trench, remove, and treat soil by the Backfill Method (see label)	129	Drill and treat voids of a double brick foundation wall per product label specifications
130	Drill and treat voids of a stone foundation wall per product label specifications	131	Drill and treat voids of a triple brick foundation wall per product label specifications
132	Drill and treat voids of a hollow block foundation wall per product label specifications	133	Drill and treat voids of a brick veneer foundation wall per product label specifications
134	Drill and treat all voids of a chimney per product label specifications	138	Drill and treat a subterranean termite infested wooden sill or plate
140	Drill and treat a subterranean termite infested wooden joist/s	145	Drill into voids of termite infested wood and inject product into inaccessible voids ,termite galleries and nests
146	Make small openings into termite shelter tubes and inject product inside	147	Make multiple openings into carton nests in building voids or in trees and make multiple injections of products to varying depths
160	Trench, trench and rod, or rod soil of planter box adjacent to the exterior foundation wall according to state specific treatment standards or to label directions, whichever apply		
501	Install In-ground Monitoring Station		

### NON-CHEMICAL TREATMENT SPECIFICATIONS

101	Provide at least 14" clearance between wood and soil in the crawl space	102	Install access to ceiling of basement for inspection and/or treatment
104	Install door/s to provide access for treating soil adjacent to plumbing	105	Install crawl space access door
106	Install Automatic Vents	109	Remove cellulose debris and/or any other debris that would interfere with inspection or treatment in the crawl space
109A	Remove form boards	110	Scrape off termite tunnels
111	Set wooden supports on concrete pads to properly insulate wood to soil contact	135	Cut off stucco at least 3" above grade and remove stucco below grade
149	Remove wood to ground contacts	152	Break ground contact on step stringers
161	Prepare floor surface for drilling	205	Install a vapor barrier over the soil of a crawl space
206	Install floor supports to provide additional support		



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## FLOOR PLAN LEGEND

### BASEMENT TREATMENT SPECIFICATIONS

122	Vertically drill basement concrete slab floor and treat the soil beneath	144	Drill and treat basement door frames
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### CRAWL SPACE TREATMENT SPECIFICATIONS

114	Trench or trench/rod soil adjacent to the inside of the foundation walls of a crawl space	115	Trench or trench and rod soil adjacent to the piers of a crawl space
116	Trench or trench and rod soil adjacent to soil pipes of a crawl space	119	Trench or trench and rod soil adjacent to a chimney of a crawl space

### EXCLUSION/WILDLIFE TREATMENT SPECIFICATIONS

900	Trap - Wildlife	901	Install Mushroom/Turbine Vent Cage - Roof
902	Seal Mushroom/Termite Vent - In Attic	903	Install Plumbing Vent Cap - Roof
904	Screen Gable Vent	905	Screen Foundation Vent
906	Screen Soffit Vent	907	Repair Roof Return
908	Seal Pipe Penetration	909	Seal Hole In Wall/Foundation, Floor, Etc.
910	Install One-Way Door Exclusion Cage	911	Install Garage Door Seal
912	Install Dryer Vent Cover - Wall	913	Install Oven Vent Cover - Wall
914	Install Oven Vent Cage - Roof	915	Install Chimney Cap

### PRE-CONSTRUCTION TREATMENT SPECIFICATIONS

171	Vertical treatment zone - trench or trench and rod soil adjacent to pillars and other interior foundation elements such as chimneys and soil pipes	172	Vertical treatment zone - trench or trench/rod soil adjacent to utility pipes, plumbing lines, and conduits that will penetrate through the slab (1 gallon/sqft)
173	Horizontal treatment zone - make a horizontal treatment to the entire surface area of soil or substrate to be covered beneath the concrete slab	174	Vertical treatment zone - upon completion of grading along the outside of the exterior foundation wall, treat the backfill by trenching or trenching/rodding the soil adjacent to the exterior foundation wall

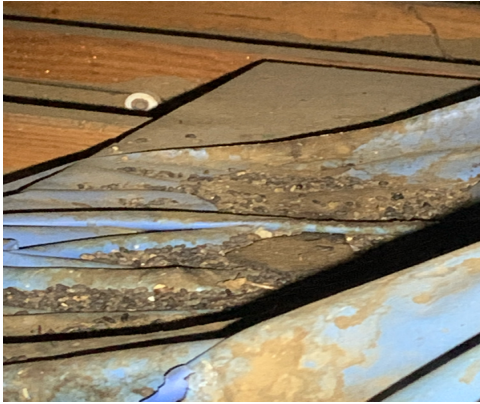
### SLAB TREATMENT SPECIFICATIONS

122A	Drill the slab per product label specifications along the expansion joint where two slabs meet and treat soil underneath	123	Treat soil adjacent to plumbing penetrations
123A	Drill the slab along one side of the partition wall per product label specifications and treat the soil beneath	123AA	Drill the slab along both sides of a load-bearing wall per product label specifications and treat the soil beneath
124	Drill through the exterior foundation wall immediately below the slab per product label specifications and treat the soil beneath by short-rodding from the outside	126	Vertically drill the slab along the inside perimeter of the foundation walls and treat the soil beneath the slab



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Inspector: LAFFERTY, TRAVIS JOSE



Other



Other



Other



Other



Other



Other



### Summary of Charges

	Product	Renewals	Amount	Tax	Discount	Total Amount
Initial Term	WDIR Real Estate Inspection		\$250.00	\$0.00	\$0.00	\$250.00
Grand Total:						\$250

Product	Merchandise	Quantity
---------	-------------	----------

### Purchaser Payments

By signing below, I, the cardholder, have authorized Terminix to process this one-time payment without further signature or authorization from me.

Mastercard ending in 1685 exp. 1127      \$250.00      WDIR Real Estate Inspection

### Authorization

Purchaser Name: ROBERT RUSSELL      Purchaser (Signature): \_\_\_\_\_      Date: 06/30/2023

**AUTOPAY:** Purchaser authorizes Terminix and affiliates including SMAC to automatically debit Purchaser's checking account or credit card, as indicated below, in an amount equal to any recurring service charges due to Terminix under this Agreement within five (5) days of the date such charge becomes due. This authorization will remain in effect until the fifth business day following Terminix's receipt from Purchaser of a written notice to cancel such authorization. Purchaser understands that cancellation of this authorization does not cancel Purchaser's obligations under this Agreement.

### Terminix Authorization

Purchaser Name: ROBERT RUSSELL      Purchaser (Signature): \_\_\_\_\_      Date: 06/30/2023

### SMAC Authorization

Purchaser Name: ROBERT RUSSELL      Purchaser (Signature): \_\_\_\_\_      Date: 06/30/2023

***TERMINIX***<sup>®</sup>

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SAN JOSE  
6678 OWENS DR STE  
100  
PLEASANTON, CA  
94588-3324  
4087415415

## Notice of Cancellation

Inspection ID #: 114553-063023165340-1877  
22 DE SABLA  
SAN MATEO, CA 94402-1208

BY SIGNING THIS AGREEMENT, I UNDERSTAND THAT PERMISSION FOR TERMINIX TO BEGIN WORK IMMEDIATELY SHALL NOT BE CONSTRUED AS A WAIVER OF ANY OF MY RIGHTS UNDER THIS NOTICE OF CANCELLATION

### NOTICE OF CANCELLATION

DATE OF TRANSACTION: 06/30/2023

YOU MAY CANCEL THIS TRANSACTION WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN 10 BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED.

IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE, OR YOU MAY IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK.

IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN 20 DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THIS CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

SAN JOSE  
6678 OWENS DR STE 100  
PLEASANTON, CA 94588-3324  
4087415415

NOT LATER THAN MIDNIGHT OF: 07/06/2023

THEREBY CANCEL THIS TRANSACTION \_\_\_\_\_ Date: \_\_\_\_\_



SAN JOSE  
6678 OWENS DR STE 100  
PLEASANTON, CA 94588-3324  
4087415415

Contract #: 114553-063023165340-1877

Inspection Date: 06/30/2023

Inspector: LAFFERTY, TRAVIS JOSE

## Product Labels & Safety Data Sheets

Product Labels & Safety Data Sheets, please visit: [https://licensed.com/orgs/terminix/public/chemical\\_documents](https://licensed.com/orgs/terminix/public/chemical_documents)

For NY customers, please select 'NY' as your locale

## BEING A TERMINIX CUSTOMER HAS ITS BENEFITS.

### MANAGE YOUR ACCOUNT 24/7.



Manage your Terminix account around the clock on your computer, tablet or smartphone. Just sign up and [Terminix.com/my-account](https://terminix.com/my-account).

- **MOBILE-FRIENDLY ACCESS:**  
Access your account from anywhere
- **MANAGE UPCOMING APPOINTMENTS:**  
View and schedule service visits
- **UPDATE YOUR PROFILE:**  
Update your payment and contact info
- **SIMPLE PROTECTION PLAN RENEWALS:**  
Maintain your plan without the hassle

### MAKE PAYMENTS WORRY-FREE.



Save time and money with **AutoPay**. Payments are automatically charged to your preferred payment method when they're due so there's no need to worry about another bill.

### HAPPY WITH YOUR SERVICE? PASS THE WORD ALONG.



Want to earn a credit on your next service? Recommend Terminix to your friends and family. Ask your technician for more details.

### FIND OUT WHAT PEOPLE ARE SAYING.

**CONSUMER AFFAIRS**



Find reviews and ratings by other customers.  
[consumeraffairs.com/homeowners/terminix](https://consumeraffairs.com/homeowners/terminix)



## WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

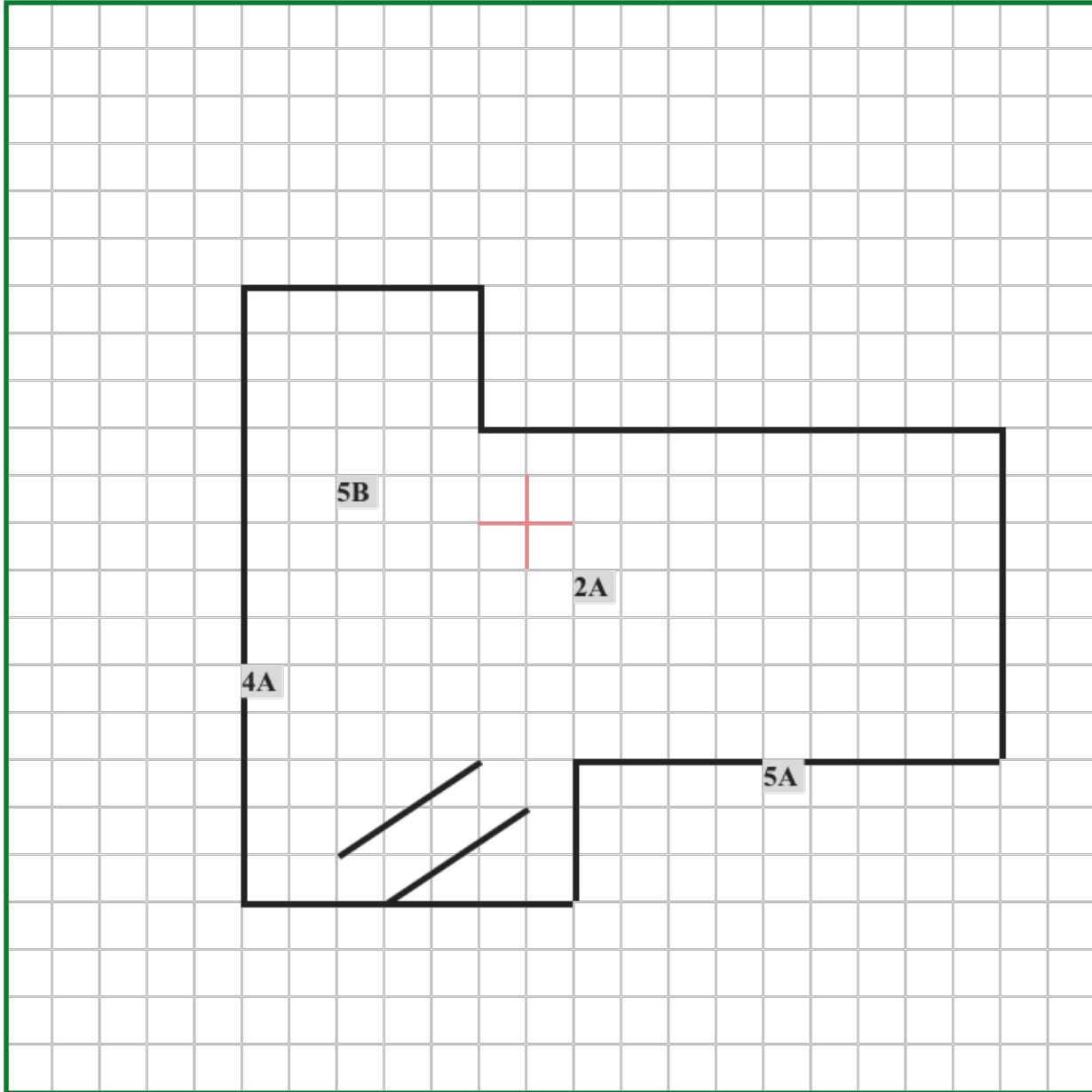
Building No. 29 BAYTREE WAY, SAN MATEO, 94402-1203	Street, City, Zip	Date of Inspection 06/30/2023	Number of Pages 6
TERMINIX INTERNATIONAL, BRANCH #2124 6678 OWENS DR STE 100 PLEASANTON, CA 94588-3324 PH: 4087415415		Firm Registration No PR 0801 Report No.: 114553-063023154719-9210	
Ordered by: ROBERT RUSSELL 29 BAYTREE WAY SAN MATEO CA 94402-1203	Property Owner or Party of Interest: ROBERT RUSSELL 29 BAYTREE WAY SAN MATEO CA 94402-1203	Report sent to: ROBERT RUSSELL 29 BAYTREE WAY SAN MATEO CA 94402-1203	
COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: 2 Story(s), Duplex, Attached Garage, Occupied and Furnished		Inspection Tag Posted: Garage	
		Other Tags Posted: None	
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.			
Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus / Dryrot <input 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.			

**(PLEASE SEE THE GRAPH DIAGRAM ON THE FOLLOWING PAGE)**

Inspected by: LAFFERTY, TRAVIS JOSE      State License No. FR 62442      Signature 

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, CA 95815

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or [www.pestboard.ca.gov](http://www.pestboard.ca.gov).      43M-41 (REV. 04/2015)



Scale 1:

This graph is a record of a visual, non-destructive inspection by Terminix of certain readily accessible areas of the identified property for visible termite infestation/damage. Terminix is not responsible for repairs to damages disclosed above. In addition, hidden damage may exist in concealed, obstructed or inaccessible areas. No attempt to remove siding, plastic or sheetrock insulation, carpeting, paneling, etc. to search for hidden damage was made. Terminix cannot guarantee that the damage disclosed by visual inspection of the premises shown above represents the entirety of the damage which may exist as of the date of the initial control application. Terminix shall not be responsible for repair of any existing damage including without limitation, any damage which existed in areas or in structural members which were not accessible for visual inspection as of the date of this graph.



SAN JOSE  
6678 OWENS DR STE 100  
PLEASANTON, CA 94588-3324  
4087415415

Contract #: 114553-063023154719-9210  
Inspection Date: 06/30/2023  
Inspector: LAFFERTY, TRAVIS JOSE

#### **GENERAL NOTES:**

Please see general notes following the findings and recommendations for additional conditions governing this report.

**READ THIS DOCUMENT.** It explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest and Organism Inspection Report.

A Wood Destroying Pest and Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections or conditions found. The contents of the Wood Destroying Pest and Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

**NOTE:** THE FOLLOWING AREAS, WHEN THEY EXIST, ARE CONSIDERED INACCESSIBLE FOR INSPECTION: THE INTERIORS OF HOLLOW WALLS AND ALL ENCLOSED SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW; AREAS BETWEEN ABUTTING/ATTACHED ROW HOUSES, TOWNHOUSES, CONDOMINIUMS AND SIMILAR STRUCTURES; PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY INSULATION; PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY DUCTING, PORTIONS OF THE ATTIC OR ROOF CAVITY CONCEALED DUE TO AN INADEQUATE CRAWL SPACE; THE INTERIORS OF BOXED EAVES; EAVES CONCEALED BY PATIO COVERS OR OTHER ABUTMENTS; PORTIONS OF THE SUBAREA CONCEALED OR MADE INACCESSIBLE BY INSULATION; PORTE COCHERES; ENCLOSED BAY WINDOWS; AREAS BENEATH WOOD FLOORS OVER CONCRETE; AREAS CONCEALED BY BUILT-IN CABINET WORK; AREAS CONCEALED BY FLOOR COVERINGS, SUCH AS WALL-TO-WALL CARPETING, LINOLEUM, CERAMIC TILE, ETC.; AND AREAS CONCEALED BY BUILT-IN APPLIANCES.

**NOTE:** THE FOLLOWING AREAS, WHEN THEY EXIST, ARE CONSIDERED INACCESSIBLE FOR INSPECTION: AREAS CONCEALED BY INTERIOR FURNISHINGS; AREAS CONCEALED BY FLOOR COVERINGS, SUCH AS AREA RUGS, THROW RUGS, BATH AND KITCHEN MATS, ETC.; AREAS CONCEALED BY FREE STANDING APPLIANCES; AREAS CONCEALED BY STORAGE; AREAS CONCEALED BY HEAVY VEGETATION; AND AREAS WHERE LOCKS PREVENTED ACCESS. THESE AREAS WILL BE INSPECTED FOR A FEE, IF THEY ARE MADE ACCESSIBLE AT THE OWNER'S EXPENSE. A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIR AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS. NO OPINION IS RENDERED CONCERNING CONDITIONS IN THE AREAS AT THIS TIME.

**NOTE:** INSPECTIONS ARE MADE AND REPORTS ARE ISSUED ON THE BASIS OF WHAT WAS VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION. THE ABSENCE OF VISIBLE EVIDENCE OF WOOD DESTROYING ORGANISMS IN THE VISIBLE AND ACCESSIBLE PORTIONS OF THE STRUCTURE IS NO ASSURANCE THAT WOOD DESTROYING ORGANISMS ARE NOT PRESENT IN INACCESSIBLE AREAS NOR THAT FUTURE INFESTATIONS WILL NOT OCCUR. THEREFORE, WE DO NOT ASSUME ANY RESPONSIBILITY FOR THE PRESENCE OF WOOD DESTROYING ORGANISMS, OR DAMAGE DUE TO SUCH ORGANISMS, IN AREAS THAT WERE NOT VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION OR THAT MAY OCCUR IN THE FUTURE.

**NOTICE:** 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 INSPECTION. THE REINSPECTION MUST BE DONE WITHIN TEN 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 THE REPAIRS.

**NOTE:** A VISUAL INSPECTION WAS PERFORMED AND THE INSPECTOR DID NOT DEFACE NOR PROBE INTO FINISHED WINDOW OR DOOR FRAMES, TRIM WORK, FLOOR COVERINGS, WALLS, CEILINGS, OR OTHER FINISHED SURFACES.

**NOTE:** THE EXTERIOR AREAS OF THIS STRUCTURE WERE VISUALLY INSPECTED FROM THE GROUND LEVEL. AREAS OF THE EXTERIOR THAT EXHIBITED VISIBLE SIGNS OF INFESTATION, INFECTION, OR DAMAGE FROM SAME WILL BE DESCRIBED IN THE BODY OF THIS REPORT.

**NOTE:** IF ANY INFESTATION, INFECTION, OR DAMAGE IS DISCOVERED IN A CONCEALED AREA DURING THE COURSE OF PERFORMING ANY RECOMMENDATION IN THIS REPORT, THIS COMPANY WILL ISSUE A SUPPLEMENTAL REPORT. THIS COMPANY IS NOT RESPONSIBLE FOR CONTROLLING SUCH INFESTATIONS OR INFECTIONS OR FOR REPAIRING SUCH DAMAGE. IF THE ADDITIONAL WORK REQUIRED IS WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS, A COST ESTIMATE WILL BE PROVIDED WITH THE SUPPLEMENTAL REPORT.

**NOTE:** THE OWNER OF THIS PROPERTY HAS CERTAIN RESPONSIBILITIES REGARDING THE NORMAL MAINTENANCE THAT PERTAINS TO THE DETERRENCE OF WOOD DESTROYING ORGANISMS. THESE NORMAL MAINTENANCE PROCEDURES INCLUDE, BUT ARE NOT LIMITED TO: MAINTENANCE OF THE ROOF, GUTTERS, AND DOWNSPOUTS; CAULKING AROUND DOORS, WINDOWS, VENTS, TUB AND SHOWER ENCLOSURES; KEEPING SOIL LEVELS BELOW THE TOP OF THE FOUNDATIONS; KEEPING STORED ITEMS (INCLUDING FIREWOOD) AT LEAST TWELVE (12) INCHES AWAY FROM THE STRUCTURE; ADJUSTING SPRINKLERS SO THAT THEY DO NOT SPRAY ONTO THE STRUCTURE; PROHIBITING SOIL FROM CONTACTING THE WOOD COMPONENTS OF THE STRUCTURE; AND PREVENTING VEGETATION OR OTHER ITEMS FROM BLOCKING VENTS.

**SEE BELOW FOR YOUR FINDINGS AND RECOMMENDATIONS:**



SAN JOSE  
6678 OWENS DR STE 100  
PLEASANTON, CA 94588-3324  
4087415415

Contract #: 114553-063023154719-9210  
Inspection Date: 06/30/2023  
Inspector: LAFFERTY, TRAVIS JOSE

## **Drywood Termites**

### **Item 2A**

FINDING: No evidence of drywood termites was noted in visible and accessible areas at the time of this inspection. However, the absence of visible evidence is no assurance that future infestations will not occur or that current infestations do not already exist in areas that are not visible and inaccessible to inspection. Preventative service can be rendered according to the following recommendation.

RECOMMENDATION: Apply a preventative treatment to exposed wood surfaces and potential entry points on the exterior, in the attic as well as the subarea (if there is a subarea) with properly labeled an approved termiticide(s). The terms and conditions of this service are detailed in your program agreement. Annual inspection is required.

## **Other Findings**

### **Item 4A**

FINDING: Cellulose debris (wood, paper products) was noted in the subarea.

RECOMMENDATION: Remove and dispose of the cellulose debris of a rakeable size from the subarea.

## **Further Inspection**

### **Item 5A**

NOTE: The stucco siding extends beneath the outside grade level creating/providing possible points of entry for wood destroying organisms behind the stucco into the structure. No evidence of active infestation/infection was noted at the time of this inspection as a result of this condition. Periodic inspection is advised.

### **Item 5B**

NOTE: In accordance with Section 1991 of the rules and regulations of the Structural Pest Control Board, the upstairs stall shower was inspected but not water tested. No visible cracks to the pan, staining of the ceiling below or any signs of leakage were noted at this time. If interested parties are concerned, and upon request with written permission, a water test will be performed for an additional charge not to exceed the cost of the original inspection. Upon further inspection a supplemental report will be issued and any findings and recommendations will be listed along with estimates for repairs and/or treatment, if within the scope of this company's operations.



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#### GENERAL NOTES:

**NOTE: THE EXTERIOR SURFACE OF THE ROOF HAS NOT BEEN 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.**

**NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (I.E. TERMITE INFESTATION, 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.**

**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.

**NOTE:** IF DURING THE COURSE OF PERFORMING ANY REPAIRS, ANY FIXTURE OR PLUMBING IS FOUND TO BE UNSERVICEABLE, DAMAGED, OR DEFECTIVE, THERE WILL BE AN ADDITIONAL CHARGE FOR REPAIR AND/OR REPLACEMENT, AS NECESSARY.

**NOTE:** IT IS RECOMMENDED THAT BUILDING PERMITS BE OBTAINED FOR ALL WORK REQUIRING PERMITS, PRIOR TO BEGINNING THE RECOMMENDED REPAIRS. FOR INFORMATION CONCERNING THE BUILDING DEPARTMENT AND PERMIT REQUIREMENTS, CONTACT THE LOCAL BUILDING DEPARTMENT. WORK PERFORMED AS REQUIRED UNDER PERMIT FROM THE BUILDING DEPARTMENT SHOULD BE APPROVED, ACCEPTED, AND SIGNED OFF BY THE DEPARTMENT PRIOR TO CONSIDERING SUCH WORK TO BE COMPLETED. THE BUILDING DEPARTMENT MAY REQUIRE INSTALLATION OF SMOKE/HEAT DETECTORS AS A CONDITION OF OBTAINING A BUILDING PERMIT.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector or the company issuing this report. Nor does a Wood Destroying Pest and Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable whole house inspection company.

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 or fungi, you should contact an industrial hygienist.

#### **The Structural Pest Control Board Mold Policy Statement is as follows:**

"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."

This statement is being provided to you for informational purposes.

## NOTICE TO OWNER / TENANT

### State law requires that you be given the following information:

CAUTION – PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Operators are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence 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.

If within 24 hours following application, you experience headache, dizziness, nausea, tearing, coughing, nose and throat irritation or develop shortness of breath, double vision, unusual drowsiness and weakness, or tremors, contact your physician or poison control center (see below) and your pest control operator immediately. If rodenticide ingestion occurs, you may experience symptoms of mild shock and/or bleeding.

For further information, contact any of the following:

Terminix International	1-800-TERMINIX
Poison Control Center	1-800-876-4766
Regulatory information - Structural Pest Control Board	1-916-561-8700 2005 Evergreen St, Ste. 1500, Sacramento, CA 95815-3831

### HEALTH QUESTIONS - CALIFORNIA COUNTY AGRICULTURAL COMMISSIONERS

Alameda	(510) 670-5232	Marin	(415) 499-6700	San Luis Obispo	(805) 781-5910
Alpine	(see El Dorado)	Mariposa	(209) 966-2075	San Mateo	(650) 363-4700
Amador	(209) 223-6487	Mendocino	(707) 463-4208	Santa Barbara	(805) 681-5600
Butte	(530) 538-7381	Merced	(209) 385-7431	Santa Clara	(408) 918-4600
Calaveras	(209) 754-6504	Modoc	(530) 233-6401	Santa Cruz	(831) 763-8080
Colusa	(530) 458-0580	Mono	See Inyo County	Shasta	(530) 224-4949
Contra Costa	(925) 646-5250	Monterey	(831) 759-7325	Sierra	See Plumas County
Del Norte	(707) 464-7235	Napa	(707) 253-4357	Siskiyou	(530) 841-4025
El Dorado	(530) 621-5520	Nevada	(530) 273-2648	Solano	(707) 784-1310
Fresno	(559) 456-7510	Orange	(714) 447-7100	Sonoma	(707) 565-2371
Glenn	(530) 934-6501	Placer	(530) 889-7372	Stanislaus	(209) 525-4730
Humboldt	(707) 445-7223 ext. 0	Plumas	(530) 283-6365	Sutter	(530) 822-7500
Imperial	(760) 482-4314	Riverside	(951) 955-3045	Tehama	(530) 527-4504
Inyo	(760) 873-7860	Sacramento	(916) 875-6603	Trinity	(530) 623-1356
Kern	(661) 868-6300	San Benito	(831) 637-5344	Tulare	(559) 685-3323
Kings	(559) 582-3211 #2831	San Bernardino	(909) 387-2105	Tuolumne	(209) 533-5691
Lake	(707) 263-0217	San Diego	(858) 694-2739	Ventura	(805) 388-4222
Lassen	(530) 251-8110	San Francisco	(415) 252-3830	Yolo	(530) 666-8140
Los Angeles	(626) 575-5466	San Joaquin	(209) 468-3300	Yuba	(530) 749-5400
Madera	(559) 675-7876				

### APPLICATION INFORMATION - CALIFORNIA COUNTY HEALTH DEPARTMENTS

Alameda	(510) 267-8000	Madera	(559) 675-7893	San Joaquin	(209) 468-3411
Alpine	(530) 694-2146	Marin	(415) 499-3696	San Luis Obispo	(805) 781-5500
Amador	(209) 223-6407	Mariposa	(209) 966-3689	San Mateo	(650) 573-2346
Berkley City	(510) 981-5310	Mendocino	(707) 472-2600	Santa Barbara	(805) 681-5102
Butte	(530) 538-7581	Merced	(209) 381-1200	Santa Clara	(408) 885-4214
Calaveras	(209) 754-6460	Modoc	(530) 233-6311	Santa Cruz	(831) 454-4000
Colusa	(530) 458-0380	Mono	(760) 932-7485	Shasta	(530) 225-5591
Contra Costa	(925) 957-5400	Monterey	(831) 755-4500	Sierra	(530) 993-6701
Del Norte	(707) 464-3191	Napa	(707) 253-4231	Siskiyou	(530) 841-4040 ext. 0
El Dorado	(530) 621-6100	Nevada	(530) 265-1450	Solano	(707) 784-8600
Fresno	(559) 445-0666	Orange	(714) 834-8180	Sonoma	(707) 565-4567
Glenn	(530) 934-6588	Pasadena	(626) 744-6004	Stanislaus	(209) 558-5670
Humboldt	(707) 445-6200	Placer	(530) 889-7141	Sutter	(530) 822-7215
Imperial	(760) 482-4438	Plumas	(530) 283-6337	Tehama	(530) 527-6824
Inyo	(760) 783-7868	Riverside	(951) 782-2974	Trinity	(530) 623-8209
Kern	(661) 868-0302	Sacramento	(916) 875-5881	Tulare	(559) 737-4660 ext. 0
Kings	(559) 584-1402 - Ask for "Nurse of the Day"	San Benito	(831) 637-5367	Tuolumne	(209) 533-7400
Lake	(707) 263-8929	San Bernardino	(909) 387-6280	Ventura	(805) 677-5200
Lassen	(530) 251-8183	San Diego	(619) 515-6555	Yolo	(530) 666-8645
Long Beach City	(562) 570-4000	San Francisco	(415) 554-2500	Yuba	(530) 741-6366
Los Angeles	(213) 240-8117				

One or more of the following chemicals may be applied to your property:

ADVANCE (Diflubenzuron) BOR-RAM (Disodium Octaborate Tetrahydrate) BORA-CARE (Disodium Octaborate Tetrahydrate) BORATHOR (Disodium Octaborate Tetrahydrate) CIMEXA (Silicon Dioxide) CY-KICK (Cyfluthrin) DRAGNET SFR(Permethrin) DRIONE INSECTICIDE DUST (Amor, Silica Aerogel, Pyrethrins, Piperonyl Butoxide) PHANTOM (Chlorfenapyr) PRELUDE (Permethrin) PREMISE 75 INSECTICIDE (Imidacloprid) PT TRI-DIE DUST (Amor, Silica Aerogel, Pyrethrins, Piperonyl Butoxide) RECRUIT HD (Noviflumuron) TAP INSULATION (Orthoboric Acid) TEMPO WP (Cyfluthrin) TEMPO SC ULTRA (Cyfluthrin) TIM-BOR (Disodium Octaborate Tetrahydrate) TERMIDOR (Fipronil) TTRELONA (Novaluron) VIKANE (Sulfuryl Fluoride) NOTE: Chloropicrin is use as a warning agent on all structural fumigations.

Thank you for calling Terminix. Should you have any questions regarding this report, please call 1-800-TERMINIX.





SAN JOSE  
6678 OWENS DR STE 100  
PLEASANTON, CA 94588-3324  
4087415415

Contract #: 114553-063023154719-9210

Inspection Date: 06/30/2023

Inspector: LAFFERTY, TRAVIS JOSE

Homeowner Name: ROBERT RUSSELL

Address: 29 BAYTREE WAY

City State Zip: SAN MATEO, CA, 94402-1203

Home Phone: 4088575838

Work Phone:

# Ultimate Protection Home Pest Inspection

Please pay special attention to findings and comments below as these may indicate conditions that can lead to termite and pest problems.

## EXTERIOR INSPECTION

### PROPERTY DETAILS

Linear Feet:	<u>331</u>	Built Pre 1985:	<input checked="" type="checkbox"/>	Primary Use:	<u>Duplex</u>
# of Stories:	<u>2</u>	Roof Type:	<u>Shingle Roof</u>	Foundation Type:	<u>Concrete</u>
Construction Type:	<u>Floating Slab</u>	Siding:	<u>Stucco</u>	Industry Type:	<u></u>
Square Footage:	<u></u>	Lot Size:	<u></u>	# of Gas Meters:	<u></u>
Cubic Feet:	<u></u>	Eave Height:	<u></u>	Peak Height:	<u></u>

### PROPERTY HAS A:

Cistern:	French Drain:	Well:
Visible Pond, Lake, Stream, or Waterway:	Sprinkler System Present:	
Exterior Slab (False Porch) Over Basement Area:	Gas Meter Have 3' Clearance:	

### CONDUCTIVE CONDITIONS

Indications of pests, rodents, termites, wildlife, or other wood-destroying pests?	<input type="checkbox"/>	Live Subterranean Termites Found?	<input type="checkbox"/>
Damage Found?	<input type="checkbox"/>	Trees/shrubs on or against home?	<input checked="" type="checkbox"/>
Conditions on or around foundation conducive to termite attack?	<input type="checkbox"/>	Foundation slab/wall visible?	<input checked="" type="checkbox"/>
Conditions allowing water to collect around structure?	<input type="checkbox"/>	Openings large enough for pest/rodent/wildlife entry?	<input type="checkbox"/>
Gutters and downspouts clear of debris and standing water?	<input type="checkbox"/>	Siding Less Than 6" From Grade:	<input type="checkbox"/>
Styrofoam Insulation or "DRI-VIT" Below Grade?	<input type="checkbox"/>	Wood embedded in concrete?	<input type="checkbox"/>
Breeding Sites:			



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## INTERIOR INSPECTION

### PROPERTY DETAILS

Sump Pump: A/C - Heat Ducts in or Below Slab:

Plenum A/C - Heat System: Radiant Heat:

### CONDUCTIVE CONDITIONS

Indications Of Pests, Rodents, Termites, Wildlife, Or Other Wood-Destroying Pests?	<input type="checkbox"/>	Live Subterranean Termites Found?	<input type="checkbox"/>
Damage Found?	<input type="checkbox"/>	Obvious Signs Of Leaks?	<input type="checkbox"/>
Musky Odors?	<input type="checkbox"/>	Bath Traps Installed Where Applicable?	<input checked="" type="checkbox"/>
Wall Separation/Cracks?	<input type="checkbox"/>	Sagging Or Bouncing Floors?	<input type="checkbox"/>

### ATTIC

Number Of Attics: Attic Access Location: Inside - Hatch

Indications Of Pests, Rodents, Termites, Wildlife, Or Other Wood-Destroying Pests? ☐

Adequate Ventilation? ☒ Obvious Signs Of Leaks? ☐

Attic Vents Screened? ☒ Asbestos Present? ☐

### CRAWL SPACE

Number Of Crawl Spaces: \_\_\_\_\_ Crawl Space Access Location: Inside

Height Of Crawl Space: \_\_\_\_\_ High Point Of Crawl Space: \_\_\_\_\_ Low Point Of Crawl Space: \_\_\_\_\_

Distance Between Joists: \_\_\_\_\_ Depth Of Joists: \_\_\_\_\_ # of electrical connections: \_\_\_\_\_

Indications of pests, rodents, termites, wildlife, fungi, or other wood-destroying pests? ☐

Wood debris, stored material or structure/ground contact? ☐

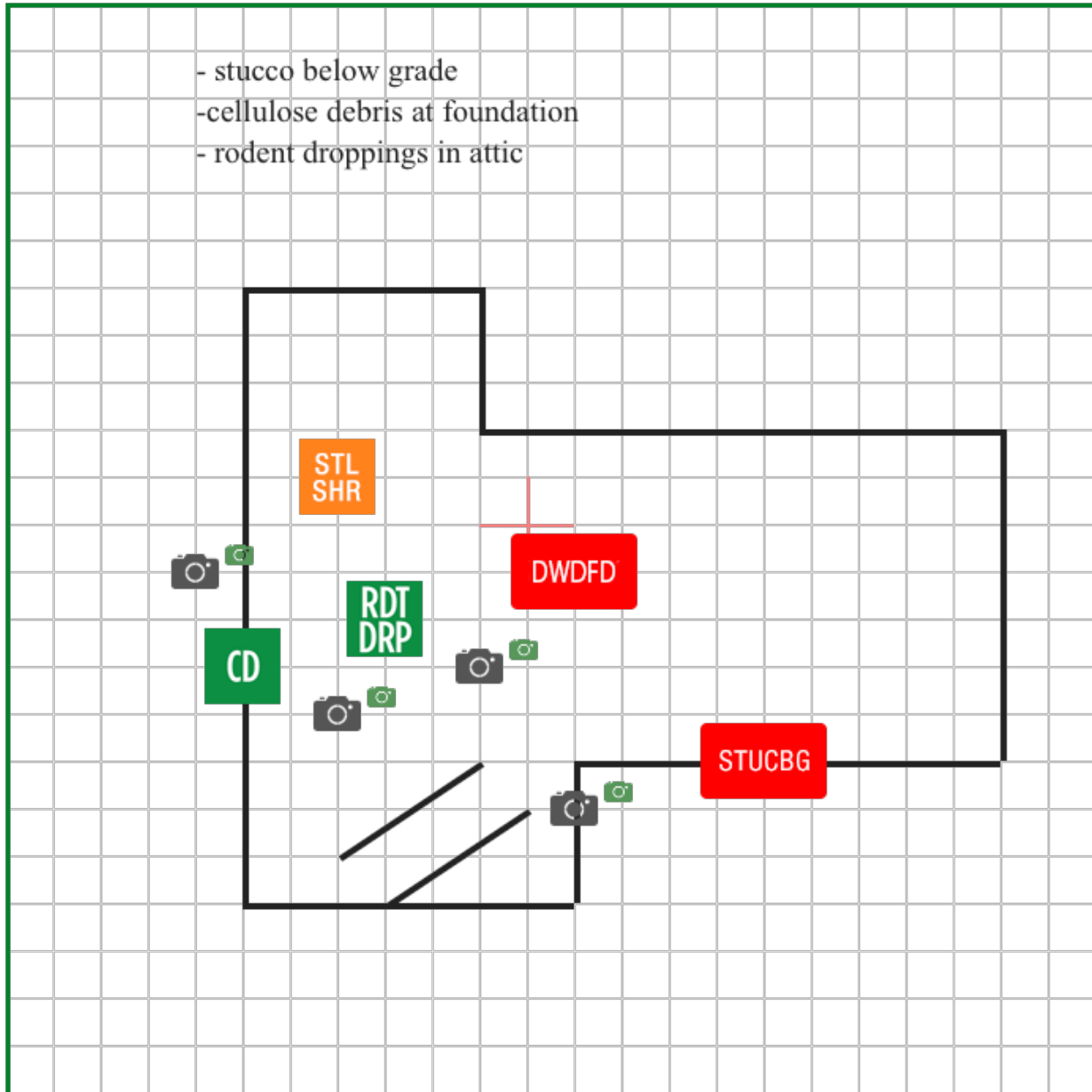
Excessive Moisture?	<input type="checkbox"/>	Visible Plumbing Leaks?	<input type="checkbox"/>	Cracked foundation walls/supports?	<input type="checkbox"/>
Sagging Or Cracked Floor Joists?	<input type="checkbox"/>	Wood-Earth Contact?	<input type="checkbox"/>	Wood Debris In Crawl Space?	<input type="checkbox"/>
Inadequate Ventilation In Crawl Space?	<input type="checkbox"/>	Wood Embedded In Concrete?	<input type="checkbox"/>	Entire Crawl Space Accessible?	<input checked="" type="checkbox"/>

### INSPECTOR'S STATEMENT OF VISIBLE DAMAGE

None	Date:	06/30/2023
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### TECHNICIAN'S STATEMENT OF VISIBLE DAMAGE

	Date:	
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## Scale 1:

This graph is a record of a visual, non-destructive inspection by Terminix of certain readily accessible areas of the identified property for visible termite infestation/damage. Terminix is not responsible for repairs to damages disclosed above. In addition, hidden damage may exist in concealed, obstructed or inaccessible areas. No attempt to remove siding, plastic or sheetrock insulation, carpeting, paneling, etc. to search for hidden damage was made. Terminix cannot guarantee that the damage disclosed by visual inspection of the premises shown above represents the entirety of the damage which may exist as of the date of the initial control application. Terminix shall not be responsible for repair of any existing damage including without limitation, any damage which existed in areas or in structural members which were not accessible for visual inspection as of the date of this graph.



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## FLOOR PLAN LEGEND

### PROPERTY ELEMENTS

	Exterior Gas Grill		Water Shut-Off		Sprinkler Shut-Off		Gas Meter
	Air Conditioner		Exterior New Paint		Exterior Weather Door		Foam Board Insulation
	French Drain		Finished Garage Wall		Interior New Paint		Stall Shower
	Stump		Sump Pump		Visible Waterway		Zero Property Line

### KEY TO EVIDENCE

	Access Holes Allowing Pest Entry		Ant Activity		Bed Bug Activity		Bird Activity
	Carpenter Ants Fume		Carpenter Ants Local Treatment		Carpenter Bee Local Treatment		Cellulose Debris
	Cistern		Cracks In Foundation Wall		Cracks In Stucco		Dampwood Termites
	Drywood Termites Local Treatment		Drywood Termites (Existing Customer)		Drywood Termites Preventative Treatment		Drywood Termites Fumigation
	Earth Contact		Excessive Moisture		Excessive Moisture In Subarea		Exterior Slab Over Basement Area
	Faulty Grade		Faulty Grade At Vent		Faulty Grade Flash Wall		Firewood At Foundation
	Flaking Peeling Wall		Flies		Fungus		Gnaw Marks/Debris (Rodent)
	Heavy Vegetation		Inaccessible Area(s) Attic: Duct Work		Inaccessible Area(s) Attic: Insulation		Inaccessible Area(s) Attic: No Clearance
	Inaccessible Area(s) Attic: No Opening		Inaccessible Area(s) Attic: Storage		Inaccessible Area(s) Attic: Closet Storage		Inaccessible Area(s) Attic: High Temp
	Inaccessible Area(s) Deck: No Clearance		Inaccessible Area(s) Deck: No Clearance		Inaccessible Area(s) Garage: Storage		Inaccessible Area(s)
	Inaccessible Subarea		Inadequate Ventilation		Large Gaps		Mice
	Mosquitoes		Missing Screens/Vent Covers		Plumbing Leak		Powder Post Beetles Fume
	Roaches		Rodents		Rodent Droppings		Rodent Tunneling In Insulation
	Rodent Tunneling Under Slab Or Concrete Pad		Rodent Waste (Droppings)		Rub Marks (Rodent)		Siding Less Than 6" From Grade
	Spiders		Standing Water in Subarea		Stucco Below Grade		Styrofoam Insulation Or DRI-Vit Below Grade
	Subterranean Termites (Existing Customer)		Subterranean Termites Preventative Treatment		Subterranean Termites Liquid Treatment		Subterranean Termites Local Treatment
	Subterranean Termites Curative Bait		Vent Below Grade		Water Stains		Water Stains: Deck Stucco
	Water Stains: Garage Ceiling		Water Stains: Attic		Wildlife		Wood Embedded In Concrete



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## FLOOR PLAN LEGEND

### GENERAL TREATMENT SPECIFICATIONS

117	Trench or trench/rod soil adjacent to exterior foundation walls	117A	Vertically drill exterior attached slabs and treat soil beneath along point of attachment
118	Excavate soil beneath dirt-filled porch slab at point(s) of attachment to the structure and treat soil beneath	120	Vertically drill the dirt-filled porch slab and treat the soil beneath the slab along the point(s) of attachment to the structure
121A	Drill the exterior foundation wall of a crawl space or basement from the inside and treat the soil immediately beneath the dirt-filled porch slab by short-rodming along the point(s) of attachment to the structure		
121B	Drill through each side of the dirt-filled porch foundation wall per product label specifications and treat the soil immediately beneath the dirt-filled porch slab by short-rodming along the entire inside perimeter of the DFP		
121C	Drill foundation walls of the dirt-filled porch and treat the soil immediately beneath the slab by long-rodming adjacent to the entire inside perimeter of the DFP		
128	Trench, remove, and treat soil by the Backfill Method (see label)	129	Drill and treat voids of a double brick foundation wall per product label specifications
130	Drill and treat voids of a stone foundation wall per product label specifications	131	Drill and treat voids of a triple brick foundation wall per product label specifications
132	Drill and treat voids of a hollow block foundation wall per product label specifications	133	Drill and treat voids of a brick veneer foundation wall per product label specifications
134	Drill and treat all voids of a chimney per product label specifications	138	Drill and treat a subterranean termite infested wooden sill or plate
140	Drill and treat a subterranean termite infested wooden joist/s	145	Drill into voids of termite infested wood and inject product into inaccessible voids ,termite galleries and nests
146	Make small openings into termite shelter tubes and inject product inside	147	Make multiple openings into carton nests in building voids or in trees and make multiple injections of products to varying depths
160	Trench, trench and rod, or rod soil of planter box adjacent to the exterior foundation wall according to state specific treatment standards or to label directions, whichever apply		
501	Install In-ground Monitoring Station		

### NON-CHEMICAL TREATMENT SPECIFICATIONS

101	Provide at least 14" clearance between wood and soil in the crawl space	102	Install access to ceiling of basement for inspection and/or treatment
104	Install door/s to provide access for treating soil adjacent to plumbing	105	Install crawl space access door
106	Install Automatic Vents	109	Remove cellulose debris and/or any other debris that would interfere with inspection or treatment in the crawl space
109A	Remove form boards	110	Scrape off termite tunnels
111	Set wooden supports on concrete pads to properly insulate wood to soil contact	135	Cut off stucco at least 3" above grade and remove stucco below grade
149	Remove wood to ground contacts	152	Break ground contact on step stringers
161	Prepare floor surface for drilling	205	Install a vapor barrier over the soil of a crawl space
206	Install floor supports to provide additional support		



SAN JOSE  
6678 OWENS DR STE 100  
PLEASANTON, CA 94588-3324  
4087415415

Contract #: 114553-063023154719-9210

Inspection Date: 06/30/2023

Inspector: LAFFERTY, TRAVIS JOSE

## FLOOR PLAN LEGEND

### BASEMENT TREATMENT SPECIFICATIONS

122	Vertically drill basement concrete slab floor and treat the soil beneath	144	Drill and treat basement door frames
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### CRAWL SPACE TREATMENT SPECIFICATIONS

114	Trench or trench/rod soil adjacent to the inside of the foundation walls of a crawl space	115	Trench or trench and rod soil adjacent to the piers of a crawl space
116	Trench or trench and rod soil adjacent to soil pipes of a crawl space	119	Trench or trench and rod soil adjacent to a chimney of a crawl space

### EXCLUSION/WILDLIFE TREATMENT SPECIFICATIONS

900	Trap - Wildlife	901	Install Mushroom/Turbine Vent Cage - Roof
902	Seal Mushroom/Termite Vent - In Attic	903	Install Plumbing Vent Cap - Roof
904	Screen Gable Vent	905	Screen Foundation Vent
906	Screen Soffit Vent	907	Repair Roof Return
908	Seal Pipe Penetration	909	Seal Hole In Wall/Foundation, Floor, Etc.
910	Install One-Way Door Exclusion Cage	911	Install Garage Door Seal
912	Install Dryer Vent Cover - Wall	913	Install Oven Vent Cover - Wall
914	Install Oven Vent Cage - Roof	915	Install Chimney Cap

### PRE-CONSTRUCTION TREATMENT SPECIFICATIONS

171	Vertical treatment zone - trench or trench and rod soil adjacent to pillars and other interior foundation elements such as chimneys and soil pipes	172	Vertical treatment zone - trench or trench/rod soil adjacent to utility pipes, plumbing lines, and conduits that will penetrate through the slab (1 gallon/sqft)
173	Horizontal treatment zone - make a horizontal treatment to the entire surface area of soil or substrate to be covered beneath the concrete slab	174	Vertical treatment zone - upon completion of grading along the outside of the exterior foundation wall, treat the backfill by trenching or trenching/rodding the soil adjacent to the exterior foundation wall

### SLAB TREATMENT SPECIFICATIONS

122A	Drill the slab per product label specifications along the expansion joint where two slabs meet and treat soil underneath	123	Treat soil adjacent to plumbing penetrations
123A	Drill the slab along one side of the partition wall per product label specifications and treat the soil beneath	123AA	Drill the slab along both sides of a load-bearing wall per product label specifications and treat the soil beneath
124	Drill through the exterior foundation wall immediately below the slab per product label specifications and treat the soil beneath by short-rodding from the outside	126	Vertically drill the slab along the inside perimeter of the foundation walls and treat the soil beneath the slab



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Other



Other



Other



Other



### Summary of Charges

	Product	Renewals	Amount	Tax	Discount	Total Amount
Initial Term	WDIR Real Estate Inspection		\$250.00	\$0.00	\$0.00	\$250.00
Grand Total:						\$250


Product	Merchandise	Quantity
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### Purchaser Payments

By signing below, I, the cardholder, have authorized Terminix to process this one-time payment without further signature or authorization from me.

Mastercard ending in 1685 exp. 1127      \$250.00      WDIR Real Estate Inspection

### Authorization

Purchaser Name: ROBERT RUSSELL      Purchaser (Signature):       Date: 06/30/2023

**AUTOPAY:** Purchaser authorizes Terminix and affiliates including SMAC to automatically debit Purchaser's checking account or credit card, as indicated below, in an amount equal to any recurring service charges due to Terminix under this Agreement within five (5) days of the date such charge becomes due. This authorization will remain in effect until the fifth business day following Terminix's receipt from Purchaser of a written notice to cancel such authorization. Purchaser understands that cancellation of this authorization does not cancel Purchaser's obligations under this Agreement.

### Terminix Authorization

Purchaser Name: ROBERT RUSSELL      Purchaser (Signature): \_\_\_\_\_      Date: 06/30/2023

### SMAC Authorization

Purchaser Name: ROBERT RUSSELL      Purchaser (Signature): \_\_\_\_\_      Date: 06/30/2023

***TERMINIX***<sup>®</sup>

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SAN JOSE  
6678 OWENS DR STE  
100  
PLEASANTON, CA  
94588-3324  
4087415415

## Notice of Cancellation

Inspection ID #: 114553-063023154719-9210  
29 BAYTREE WAY  
SAN MATEO, CA 94402-1203

BY SIGNING THIS AGREEMENT, I UNDERSTAND THAT PERMISSION FOR TERMINIX TO BEGIN WORK IMMEDIATELY SHALL NOT BE CONSTRUED AS A WAIVER OF ANY OF MY RIGHTS UNDER THIS NOTICE OF CANCELLATION

### NOTICE OF CANCELLATION

DATE OF TRANSACTION: 06/30/2023

YOU MAY CANCEL THIS TRANSACTION WITHOUT ANY PENALTY OR OBLIGATION, WITHIN THREE BUSINESS DAYS FROM THE ABOVE DATE.

IF YOU CANCEL, ANY PROPERTY TRADED IN, ANY PAYMENTS MADE BY YOU UNDER THE CONTRACT OR SALE, ANY NEGOTIABLE INSTRUMENT EXECUTED BY YOU WILL BE RETURNED WITHIN 10 BUSINESS DAYS FOLLOWING RECEIPT BY THE SELLER OF YOUR CANCELLATION NOTICE, AND ANY SECURITY INTEREST ARISING OUT OF THE TRANSACTION WILL BE CANCELLED.

IF YOU CANCEL, YOU MUST MAKE AVAILABLE TO THE SELLER AT YOUR RESIDENCE, IN SUBSTANTIALLY AS GOOD CONDITION AS WHEN RECEIVED, ANY GOODS DELIVERED TO YOU UNDER THIS CONTRACT OR SALE, OR YOU MAY IF YOU WISH, COMPLY WITH THE INSTRUCTIONS OF THE SELLER REGARDING THE SHIPMENT OF THE GOODS AT THE SELLER'S EXPENSE AND RISK.

IF YOU DO MAKE THE GOODS AVAILABLE TO THE SELLER AND THE SELLER DOES NOT PICK THEM UP WITHIN 20 DAYS OF THE DATE OF YOUR NOTICE OF CANCELLATION, YOU MAY RETAIN OR DISPOSE OF THE GOODS WITHOUT ANY FURTHER OBLIGATION. IF YOU FAIL TO MAKE THE GOODS AVAILABLE TO THE SELLER, OR IF YOU AGREE TO RETURN THE GOODS TO THE SELLER AND FAIL TO DO SO, THEN YOU REMAIN LIABLE FOR PERFORMANCE OF ALL OBLIGATIONS UNDER THIS CONTRACT.

TO CANCEL THIS TRANSACTION, MAIL OR DELIVER A SIGNED AND DATED COPY OF THIS CANCELLATION NOTICE OR ANY OTHER WRITTEN NOTICE, OR SEND A TELEGRAM TO:

SAN JOSE  
6678 OWENS DR STE 100  
PLEASANTON, CA 94588-3324  
4087415415

NOT LATER THAN MIDNIGHT OF: 07/06/2023

THEREBY CANCEL THIS TRANSACTION \_\_\_\_\_ Date: \_\_\_\_\_



SAN JOSE  
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## Product Labels & Safety Data Sheets

Product Labels & Safety Data Sheets, please visit: [https://licensed.com/orgs/terminix/public/chemical\\_documents](https://licensed.com/orgs/terminix/public/chemical_documents)

For NY customers, please select 'NY' as your locale

## BEING A TERMINIX CUSTOMER HAS ITS BENEFITS.

### MANAGE YOUR ACCOUNT 24/7.



Manage your Terminix account around the clock on your computer, tablet or smartphone. Just sign up and [Terminix.com/my-account](https://terminix.com/my-account).

- **MOBILE-FRIENDLY ACCESS:**  
Access your account from anywhere
- **MANAGE UPCOMING APPOINTMENTS:**  
View and schedule service visits
- **UPDATE YOUR PROFILE:**  
Update your payment and contact info
- **SIMPLE PROTECTION PLAN RENEWALS:**  
Maintain your plan without the hassle

### MAKE PAYMENTS WORRY-FREE.



Save time and money with **AutoPay**. Payments are automatically charged to your preferred payment method when they're due so there's no need to worry about another bill.

### HAPPY WITH YOUR SERVICE? PASS THE WORD ALONG.



Want to earn a credit on your next service? Recommend Terminix to your friends and family. Ask your technician for more details.

### FIND OUT WHAT PEOPLE ARE SAYING.

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# BBUD



**BLECHER BUILDING + URBAN DESIGN**

**Architecture - Urbanism - Green Building**

3343 22nd Street

415-364-8478

San Francisco, CA 94110 [www.bbudesign.com](http://www.bbudesign.com)

July 10, 2023

From: Howard Blecher, Architect  
Blecher Building + Urban Design  
3343 22nd Street, San Francisco, CA 94110  
415-364-8478  
[howard@bbudesign.com](mailto:howard@bbudesign.com)

Project Location:  
29 BAYTREE WAY & 22 DE SABLA ROAD  
SAN MATEO, CA 94401  
A.P.N.: 032-41-2230

**San Mateo Municipal code**

**26.65.040 APPLICATION FOR CONVERSION—PRIOR NOTICE.**

**(b) (6) A statement of the repairs and improvements which will be done prior to sale of the units;**

The following repairs and improvements will be done prior to sale of the units:

- 29 Baytree Way
  - o None
- 22 De Sabla Road
  - o None